Ryan Stevens, Place 1
Tomas Mendoza, Place 2
Steven Teschke, Place 3

James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor
CITY OF JUSTIN
CITY COUNCIL AGENDA
SEPTEMBER 17, 2026
415 N. COLLEGE AVE.
4:30 PM

A) CALL TO ORDER (4:30 PM)

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: ***"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"***

B) EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

1. Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
   * Justin Ranch Developers Agreement
   * Magnolia Ridge
   * Haddock Tract Developers Agreement
   * City of Justin and Town of Northlake CCN Amendment
   * Treeline Retail Water Agreement
   * Legacy Fields

2. Under Section 551.087 the City Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the City of Justin has received from a business prospect that the City seeks to have located, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.
   * Project Love Boat
   * Justin Industrial Business Park
   * Project Five & Dime
   * Dream Complex
   * Old Town

3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to the following:
   * Justin Town Square
   * New Fairview water service

C) CALL TO ORDER - REGULAR MEETING (5:30 PM)

D) TAKE ACTION AS A RESULT OF CLOSED SESSION

E) UPCOMING MEETING(S) AND EVENT(S)

1. * September 24, 2026 - City Council Regular Meeting at 4:30 p.m.
   * October 5, 2026 - Municipal Court at 2:00 p.m.
   * October 6, 2026 - National Night Out event at City Hall
   * October 17, 2026 - Fall Clean Up, 8:00 a.m. to noon.
   * October 24, 2029 - Fire Station #2 Grand Opening/Open House
   * October 29 - 30, 2026 - Haunted Library
   * November 14, 2026 - Veterans' Day Event
   * December 12, 2026 - Justin's Old Town Christmas, Tree Lighting & Lighted Parade, noon to 6 p.m.

F) WORKSHOP ITEM(S) & REPORTS

1. Business Spotlight

2. Discussion regarding banning ALPR equipment and technology in the City of Justin

G) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens with the opportunity to speak, the mayor may impose a three-minute time limitation for each citizen to speak with a seasonal limitation on speakers on one topic or item with a maximum of fifteen total minutes on the same topic. The Texas Open Meetings Act prohibits the City Council from discussing issues which the public have not been given three business days notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

H) CONSENT AGENDA

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

1. Consider and take appropriate action to approve City Council minutes dated August 13, 2026 and August 27, 2026.

2. Consider adoption of Ordinance 860-26, second reading, amending Chapter 52 of the Code of Ordinances to revise the Definitions section and modify the Schedule of Uses through the adoption of an amended use chart; and take appropriate action.

3. Consider approval of Resolution 856-26 appointing a member to the Parks and Recreation Board Place 7; and take appropriate action.

4. Consider approval of Resolution 859-26 authorizing the City Manager or designee to negotiate and execute a contract with Glacier Property Management for continued real estate services.

5. Consider approval of Resolution No. 860-26 reconstituting and appointing members to the Board of Directors of Tax Increment Reinvestment Zone (TIRZ) No. 1.

6. Consider approval of Resolution No. 861-26 approving the creation of the City of Justin Public Finance Corporation, approving the Articles of Incorporation, and appointing the initial Board of Directors.

7. Consider approval of Resolution 862-26 authorizing the City Manager or designee to select a qualified vendor and negotiate and execute a Professional Services Agreement for services related to the disposition, marketing, and/or development of City-owned property.

8. Consider approval of Resolution 863-26 approving, subject to City Attorney review, Amendment No. 1 to the Interlocal Cooperation Agreement between the City of Justin and Denton County regarding the FM 407 Project.

I) ITEMS PULLED FROM CONSENT AGENDA

J) PUBLIC HEARINGS

1. Conduct a public hearing to receive public comments regarding the City of Justin Fiscal Year 2026-2027 Proposed Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

   TAXPAYER IMPACT STATEMENT
   FISCAL YEAR 2026-27

   This Taxpayer Impact Statement is required by Government Code § 551.043(c) to be posted on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body, and shows the median-value homestead property in the City of Justin, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

	FY2026 Adopted	**FY2027 No-New-Revenue Tax Rate**	**FY2027 Proposed Tax Rate**
Total tax rate (per $100 of value)	$0.670000	$0.641816	$0.658175
Median homestead taxable value	$398,843	$403,850	$403,850
Tax on average homestead	$2,672.25	$2,591.97	$2,658.01
Difference to current year tax bill $		$ (80.28)	$ (14.21)

2. **PUBLIC HEARING ON PROPOSED PROPERTY TAX INCREASE**
   Hold a public hearing and receive citizen input on the proposed property tax increase for tax year 2026. The proposed tax rate is $0.658175 per $100 valuation, which exceeds the no-new-revenue tax rate of $0.641816 per $100 valuation but does not exceed the voter-approval tax rate of $0.658175 per $100 valuation.

3. Conduct a Public Hearing and consider approving Resolution 839-26 for a Replat with an exception to the subdivision standards, legally described as Lots 2R and 3R, Block A, Roberson Addition, and Lots 1 and 2, Block 5, Hardeman Ranch Estates.

K) ACTION ITEMS

1. Consider adoption of Ordinance No. 861-26 of the City of Justin, Texas, adopting the Fiscal Year 2026-2027 Annual Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027; appropriating funds from available resources; authorizing budget administration as provided in the ordinance; requiring a record vote; providing for filing and posting as required by law; and take appropriate action.

TAXPAYER IMPACT STATEMENT
FISCAL YEAR 2026-27

This Taxpayer Impact Statement is required by Government Code § 551.043(c) to be posted on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body, and shows the median-value homestead property in the City of Justin, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

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Difference to current year tax bill $		$ (80.28)	$ (14.21)

2. Consider adoption of Ordinance 862-26 of the City of Justin, Texas, levying the ad valorem property tax of the City of Justin, Texas, for tax year 2026 (Fiscal Year 2026-2027); adopting a tax rate of $0.658175 per $100 valuation, consisting of $0.534620 for maintenance and operations and $0.123555 for payment of principal and interest on outstanding debt obligations; providing for due and delinquent dates, penalties, and interest; providing a severability clause; and providing an effective date.

This rate exceeds the no-new-revenue tax rate but does not exceed the voter-approval tax rate or the de minimis rate for the City of Justin, Texas, for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

3. Consider adoption of Ordinance 863-26 of the City of Justin, Texas, approving the 2026 tax rolls; providing an effective date; and take appropriate action.

4. Consider adoption of Ordinance 866-26 ratifying the property tax revenue increase reflected in the Fiscal Year 2026-2027 City of Justin Annual Budget as a result of the City receiving more revenues from property taxes in the 2026-2027 budget than in the previous fiscal year; and take appropriate action.

5. Consider approval of Resolution 839-26 for a Waiver to Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates; and take appropriate action.

6. Consider adoption of Ordinance 868-26 regarding the City of Justin's Texas Municipal Retirement System (TMRS) benefits, increasing the employee contribution rate from 7% to 8% effective October 1, 2026; reauthorizing annually accruing Updated Service Credits at 75% effective January 1, 2027; removing the statutory maximum City contribution rate limit; and take appropriate action.

L) FUTURE AGENDA ITEMS

1. Discuss Future Agenda Item requests by Mayor Pro Tem St. Claire.

M) ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted on 9/11/2026, in compliance with the Texas Open Meetings Act.

____
City Secretary

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (WORKSHOP ITEM(S) & REPORTS)

Title: Business Spotlight

Department: Administration

Contact: Megan Doughty, EDC Coordinator

Recommendation:

Presentation only.

Background:

Staff will spotlight a local Justin business.

City Attorney Review: No

Attachments:

None

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve City Council minutes dated August 13, 2026 and August 27, 2026.

Department: Administration

Contact: Ingrid Rex, City Secretary

Recommendation:

Staff recommends approval of the minutes for the August 13, 2026 and August 27, 2026 Regular City Council meetings.

Background:

City Attorney Review: No

Attachments:

None

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider adoption of Ordinance 860-26, second reading, amending Chapter 52 of the Code of Ordinances to revise the Definitions section and modify the Schedule of Uses through the adoption of an amended use chart; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration and approval of Ordinance 860-26, 2nd reading.

Background:

Summary of Proposed Schedule of Uses Amendments. The proposed amendments to the Schedule of Uses are intended to comprehensively update and modernize the City's zoning use table. While the amendments include changes to individual use classifications, the overall purpose is to improve clarity, usability, and consistency with the City's current zoning framework and development objectives.

The primary amendments include:

- **Reorganization of the Schedule of Uses** into a cleaner and more user-friendly format to improve readability for applicants, staff, the Planning & Zoning Commission, and City Council.
- **Removal of obsolete zoning districts and use classifications** that are no longer applicable following recent updates to the Unified Development Code.
- **Integration of the Old Town zoning districts** into the Schedule of Uses to reflect adoption of the Old Town Regulatory Plan.
- **Refinement of permitted, conditional, limited, and Specific Use Permit classifications** to better align individual uses with the intent of each zoning district.
- **Addition and modernization of land use categories** to address contemporary development types and uses that were not adequately addressed in the existing ordinance.
- **Improved consistency throughout the Unified Development Code** to reduce ambiguity and interpretation issues during development review.

Overall, the proposed amendments are intended to provide clearer zoning standards, improve

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predictability for property owners and developers, and ensure the Schedule of Uses reflects the City's currently adopted zoning districts and planning policies. The amendments generally refine how uses are categorized and administered rather than substantially changing the City's overall land use strategy.

As part of its recommendation, the Planning & Zoning Commission also recommended adding a definition for "Data Center" to the Unified Development Code and allowing Data Centers with approval of a Specific Use Permit (SUP) within the Light Industrial (LI) zoning district.

City Attorney Review: No

Attachments:

1. UDC Definition Changes
2. Ordinance 860-26
3. UDC Use Table 091026
4. UDC Chart Changes - Updated 091026

Sec. 52-901. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Absolute photometry means photometric measurements (usually of a solid-state luminaire) that directly measures the footprint of the luminaire.

Accessory building means a subordinate detached building, located on the same lot as the main building. Accessory buildings may include garages, home workshops, tool houses, pool houses, storage sheds, etc.

Accessory use means use customarily incidental and subordinate to the principal use of land or building(s) and located upon the same lot.

Addition, building means an improvement that increases the square footage of a structure. These include lateral additions added to the side or rear of a structure, vertical additions added on top of a structure and enclosures added underneath a structure.

Addition, plat means one lot, tract or parcel of land lying within the corporate boundaries of the city which is intended for the purpose of development.

Administrative officer means any office referred to in this chapter, or ordinance, by title, i.e., city manager, city attorney, city secretary, city planner, development coordinator, city engineer, director of public works, etc., shall be the person so retained in this position by the city, or the duly authorized representative as deemed appropriate by the city.

Alley means a minor public right-of-way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a street.

Alter means to change the size, shape, outlines, configuration, intent, location or type of sign.

Amended or *amending plat* means a revised plat correcting errors or making minor changes to the original recorded final plat as described in V.T.C.A., Local Government Code, Chapter 212.016 Amending Plat as amended.

Amenity means an improvement to be dedicated to the public or the common ownership of the lot owners of the subdivision and providing an aesthetic, recreational or other benefit, other than those prescribed by this chapter.

Amusement, indoor means an enterprise that is wholly enclosed within a building and provides activities, services and/or instruction for the entertainment of customers or members. Uses may include, but are not limited to, the following: bowling alley, ice skating rink, martial arts club, racquetball/handball club, indoor tennis courts/club, indoor swimming pool, and other similar types of uses.

Amusement, outdoor means an enterprise offering entertainment and/or games of skill to the general public for a fee wherein any portion of the activity takes place outdoors and including, but not limited to, a golf driving range, archery range, miniature golf course, batting cages, go-cart tracks, amusement parks, and other similar types of uses.

Animation means the presentation of pictorials or graphics in a progression of frames which give the illusion of motion, including moving objects, moving patterns or bands of light, or expanding or contracting shapes.

Apartment means a room or suite or rooms in a building arranged, designed, or occupied as the residence by a single family, individual, or group of individuals.

Architectural lighting means lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.

Assisted living facility means an establishment that furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment; and provides personal care services; and in addition, provides minor treatment under the direction and supervision of the resident's attending physician licensed by the Texas State Board of Medical Examiners, or services which meet some need beyond basic provision of food, shelter, and laundry. Incidental uses and/or services may include protective supervision, personal care, social and recreational services, transportation services, private or common kitchen/dining facilities, so long as such services are provided to residents only.

Astronomic time switch means an automatic lighting control device that switches outdoor lighting relative to time of solar day with time of year correction.

Automobile sales means an open area or lot used for the display or sale of automobiles, where no repair work is done except minor reconditioning of the cars to be displayed and sold on the premises, and no dismantling of cars or sale or keeping of used car parts or junk on the premises.

Awning means an architectural projection designed to provide weather protection, identification or decoration, and supported by the structure to which it is attached. An awning is comprised of a frame over which is placed a cover of fabric or other materials.

Backlight means (for an exterior luminaire) lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.

Basement means a story below the first story is defined under story counted as a story for height regulations if subdivided and used for dwelling purposes.

Bed and breakfast means a residence where one or more rooms are leased on an overnight basis for accommodations for profit. A bed and breakfast is an accessory use to a residence and the owner of the property must also be the operator of the bed and breakfast establishment.

Block, length means the distance of a block face measured along the centerline of a right-of-way from one street intersection to another or to the midpoint of a cul-de-sac or to a 90-degree turn.

Block, plan means a piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the Director of Planning shall determine the outline of the block.

Block, plat means a method for locating and identifying a parcel of land.

Boardinghouse means a house where you can pay to stay and receive meals.

Bond means any form of a surety guarantee in an amount and form satisfactory to the city.

Breezeway means a covered passage one story in height and six feet or more in width connecting a main structure and an accessory building. A breezeway shall be considered and accessory building.

Buffer yard means a unit of land, together with a specified amount of planting thereon, and any structures, which may be required between, land uses to eliminate or minimize conflicts between them.

BUG means a luminaire classification system that classifies backlight (B), uplight (U) and glare (G).

Building means any structure with a roof and walls.

Building, front means one side of a structure through which the majority of customers, patrons or visitors enter the structure.

Building, height means the vertical distance measured from the highest of the following three levels:

(1) From the street curb level;

(2) From the established or mean street grade incase the curb has not been constructed;

(3) From the average finished ground level adjoining the building if it sets back from the street line;

to the level of the highest point of the roof beams of flat roofs or roof inclining not more than one inch to the foot, or to the mean height level of the top of the main plates and highest ridge for other roofs.

Building, line/setback means a line within a property defining that point beyond which no part of a primary building or structure shall project. The minimum horizontal distance a structure must be from a property line.

Building official means the development services department of the city or the building official of the city or the building official's authorized representative.

Building, site means a piece of land on which a house or other building is being built.

Business means local retail, commercial, industrial, and manufacturing uses and districts as herein defined.

Caliper means the diameter of the trunk measured three feet above ground level.

Canopy means a covered, unconditioned structure with at least one side open for pedestrian and/or vehicular access. (An unconditioned structure is one that may be open to the elements and has no heat or air conditioning.)

Canopy tree means a perennial woody plant, single or multiple trunk, contributing to the uppermost spreading branch layer of a forest and may be commonly referred to as shade trees.

Capital improvement program means the official proposed schedule of all future public projects listed together with cost estimates and the anticipated means of financing each project, as adopted by city council.

Care facility means an institutional use of a building or property whereby a publicly or privately funded program enables persons to receive medical, psychological, emotional or other rehabilitative care as an outpatient or live-in member.

Carport means a structure designed or used to shelter vehicles.

Cellar means a portion of a building between floor and ceiling which is partly below and partly above grade but so located that the vertical distance from grade to the floor below is greater than the vertical distance from grade to ceiling.

City means the City of Justin, Texas, together with all its governing and operating bodies.

City council means the duly elected governing body of the City of Justin, Texas.

City engineer means a registered professional engineer or firm of registered professional consulting engineers that has been specifically employed by the city.

City manager means the person holding the position of city manager as appointed by the city council according to the City Charter.

Clinic means offices for one or more physicians, surgeons, or dentists engaged in treating the sick or injured, but not including rooms of the abiding of patients.

Clothing/apparel sales, used means a retail establishment in which the majority of the sales, at least 51 percent of all items, are used goods.

Common outdoor areas means one or more of the following: a parking lot; a parking; a common entrance or public space structure or covered vehicular entrance shared by all occupants of the domiciles.

Community center means a building dedicated to social or recreational activities serving the city or a neighborhood and owned and operated by the city, or by a non-profit organization dedicated to promoting the health, safety, morals or general welfare of the city.

Community home means a place where not more than six physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and rehabilitation by not more than two persons as licensed by the Texas Department of Health and Human Services.

Comprehensive plan means policies in graphic and text form adopted by the city council to govern the general location recommended for land uses, transportation routes, public and private buildings, streets, alleys, squares, parks, and other public and private development and improvements. One plan may cover the entire city and all of its functions and services, or the comprehensive plan may consist of a combination of plans governing specific geographic areas which together cover the entire city and all of its functions and services. The term "comprehensive plan" includes, but is not limited to, the city zoning regulations, the land use plan, thoroughfare plan, and floodplain map. The city's comprehensive plan is on file in the office of the city secretary.

Concept plan means a sketch drawing of initial development ideas superimposed on a topographic map to indicate generally the plan of development and to serve as a working base for noting and incorporating suggestions of the development review committee and development coordinator, planning and zoning commission, engineer, or others who are consulted prior to the preparation of the preliminary plat.

Construction plan or drawing means the maps or drawings accompanying a plat and showing the specific location and design of public improvements to be installed in the subdivision or addition in accordance with the requirements of the city as a condition of the approval of the plat.

Contiguous lots means at least one boundary line of one lot touches a boundary line or lines of another lot.

Continuing care retirement community means a housing development designed to provide a full range of accommodations for older adults (55 years of age or older), including independent living, assisted living and skilled full-time nursing or medical care. Residents may move from one level to another as their needs change.

Convalescent home means any structure used for or occupied by persons recovering from illness or suffering from the infirmities of old age.

Court means an open unoccupied space other than a yard, on the same lot with a building and which is bounded on three or more sides by the building.

Cul-de-sac means a street having but one outlet to another street and terminated on the opposite end by a vehicular turnaround.

Curfew means a time defined by the authority when outdoor lighting is reduced or extinguished.

Data Center means a facility or group of facilities primarily used to house computer systems, servers, data storage equipment, networking equipment, telecommunications equipment, and associated mechanical, electrical, cooling, and backup power systems necessary for the processing, storage, transmission, and management of electronic data. A data center may include administrative offices, security facilities, maintenance areas, and accessory uses customarily incidental to the operation of the facility, but shall not include a call center, general office building, warehouse, or telecommunications tower as a principal use.

Day nursery means a place where children are left for care a part of the 24 hours of the day.

Dead end street means a street, other than a cul-de-sac, with only one outlet.

Development review committee means the committee responsible for reviewing land studies, drainage plans, vacations, concept plans, draft plats, pre-application proposals, plats, preliminary engineering design plans and any other items deemed necessary which are associated with development. Typically, the DRC is composed of city planner, city engineer, director of public works, and the city manager or their designee. The city manager and city council may adjust the composition of the DRC or overrule the DRC in all matters not in violation of law.

Dilapidated or *deteriorated* means that condition as determined by the development services department or any appointed representative that the structural support is visibly bent, broken, dented or torn, or in the case of wood or similar products, splintered in such a way as to constitute an unsightly or harmful condition; or where the message or wording is faded or can no longer be clearly read; or where any part of the sign is not in compliance with the requirements of the building, electrical or other model codes currently adopted by the city; or where any part of the sign is not in compliance with the requirements of the building, electrical or other model codes currently adopted by the city; or where a sign or its elements are twisted or leaning or are at another angle other than those at which it was originally constructed (such as may result from being blown by the wind or from the failure of a structural support) as determined by the development services department or any appointed representative.

District means a section of the city for which the regulations governing the area, height, or use of buildings are uniform for each type and class of structure.

Drainage plan means a general plan for handling the storm water affecting property proposed for development. The drainage plan shall show how and where water will be received from adjacent higher areas; how and where it will be collected and handled within the property; and how and where it will be discharged to a recognized drainage way in a lower area. The plan shall deal with individual watershed areas as necessary; show the proposed phasing of development and attendant phasing of drainage improvements; describe any unusual water features anticipated; provide topographic, physical and geographical information; and form the basis for subsequent review of design plans submitted for property to be final platted.

Dwelling means an attached or detached building arranged, intended, or designed for residential occupancy.

Dwelling, multiunit means a development type that includes multiple dwellings but not more than four per lot.

Easement means an area for restricted use on private property upon which a public entity or utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on or under any of these easements. The public entity or utility shall at all times have the right of ingress and egress to and from and upon the said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Efficiency means an apartment having a combination living and bedroom (no separate bedroom).

Emergency conditions means, generally, lighting that is only energized during an emergency; lighting fed from a backup power source; or lighting for illuminating the path of egress solely during a fire or other emergency situation; or, lighting for security purposes used solely during an alarm.

Enhanced pavement means any permeable or impermeable decorative pavement material intended for pedestrian or vehicular use. Enhanced pavement includes brick or stone pavers, grass pavers and stamped or stained concrete.

Erect means to build, construct, attach, hang, place, suspend or affix a sign, including the painting of signs on the exterior surface of a building or structure or on the exterior or interior surface of a window.

Escrow means a deposit of cash with the city in accordance with city policies.

Exaction requirement means a requirement imposed as a condition for approval of a plat, preliminary plat, building permit, planned development district or other development permit application to:

(1) Dedicate an interest in land for a public infrastructure improvement;

(2) Construct a public infrastructure improvement; or

(3) Pay a fee in lieu of constructing a public infrastructure improvement.

Facilities or *improvements, off-site* means facilities or improvements required for service to the site but not located within the boundaries of the plat.

Facilities or *improvements, on-site* means existing or proposed facilities or improvements constructed within the property boundaries of the plat. On-site shall also mean those existing or proposed facilities required to be constructed or improved immediately adjacent to the property which are required to serve the development. These include streets, water lines, sewer lines, storm drainage, curb and gutter, and any other construction or reconstruction to serve the property.

Farm or *ranch* means a tract of land primarily used for agriculture.

Field office means a structure conforming to the uniform code used in conjunction with construction work accessory and incidental to the construction work accessory and incidental to the construction of a permanent structure which the permanent structure this Code and state and federal law. The temporary structure may be permitted by the building official at the time the permit is granted for the permanent structure and the temporary structure shall be completely removed at the time of occupancy of the permanent structure.

Filing date means the point in time where the subdivider has provided corrected land studies, drainage plans, vacations, concept plans, draft plats, pre-application proposals, preliminary engineering or other items with all fees paid to the satisfaction of the DRC and in compliance with state law and this chapter, for consideration by the planning and zoning commission at their the next available public hearing. See development review committee (DRC) comment and plat application deadline.

Final plat means the one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor with the subdivision location referenced to a survey corner and all boundaries, corners, and curves of the land division sufficiently described so that they can be reproduced without additional references. The final plat of any lot, tract, or parcel of land shall be recorded in the records of Denton County, Texas. An amended plat or replat is also a final plat.

Floodplain means any land area susceptible to a one percent annual-chance (or susceptible to a 100-year frequency storm) of being inundated by flood waters. This condition could result from the overflow of inland waters or the unusual and rapid accumulation of runoff of surface waters.

Floodway means the stream channel plus that portion of the overbanks that must be kept free from buildings, structures, fill or any other encroachment in order to discharge the one percent annual-chance flood.

Floodway fringe means the areas that fall within the 100-year floodplain, but are outside the floodway. Development will, by definition, cause no unacceptable increase in the 100-year frequency flood.

Floor area ratio means a numerical value obtained by dividing the sum of the gross horizontal area of all floors of a building, including interior balconies and mezzanines, measured to the exterior faces of walls, by the total area of the lot, excluding streets, alleys, and dedicated drainage ways.

Floor space per dwelling unit means the total number of square feet of habitable floor space contained within a dwelling unit exclusive of porches, breezeways, carports, garages, and storage areas not directly accessible from within the dwelling unit.

Footcandle means the unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot.

Forward light means (for an exterior luminaire) lumens emitted in the quarter sphere below horizontal and in the direction of the intended orientation of the luminaire.

Fully shielded luminaire means a luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light emitting part.

Garage, private means an interior or space in building for the storage of an automobile and separate indoor or outdoor entrance to building.

Garage, public means a building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

Garage, repair means an auto repair garage is a building or portion thereof whose principal use is for the repair, servicing, equipping, or maintenance of motor vehicles or motor vehicle components, including engines, radiators, starters, transmissions, brakes, tires and wheels, seats and similar components.

Garage, storage means a building or portion thereof, other than a private garage, used exclusively for parking or storage of self-propelled vehicles, but with no other services provided except facilities for washing and normal maintenance.

Glare means an effect created when an illumination source shines with sufficient brightness to cause discomfort, distract attention, or lead to the reduction or loss of visibility or visual function of the public.

Gross floor area means the gross floor space of an apartment house shall be measured by taking the outside dimension of the apartment building at each floor level, excluding, however, the floor area of basements or attics not used for residential purposes.

Ground cover means low growing, dense spreading plants typically planted from containers.

Hardscape means permanent hardscape improvements to the site including parking lots, drives, entrances, curbs, ramps, stairs, steps, medians, walkways and non-vegetated landscaping that is ten feet or less in width. Materials may include concrete, asphalt, stone, gravel, etc.

Hardscape area means the area measured in square feet of all hardscapes. It is used to calculate the total site lumen limit in both the prescriptive method and performance methods.

Hardscape perimeter means the perimeter measured in linear feet is used to calculate the total site lumen limit in the performance method.

Hobby shop means an accessory use housed in a dwelling or in an accessory building in which the residents of the premises engage in recreational activities, none of which shall disturb the neighbors on either side or in the rear thereof, and from which no revenue may be derived, and in which no goods may be publicly displayed, offered for sale, or advertised for sale, nor may any sign be used in connection therewith.

Homeowner's Association. The HOA shall be organized as a non-profit corporation with automatic membership in the HOA when property is purchased. This shall be specified in the covenants which run with the land, and which bind all subsequent owners. Covenants for maintenance assessments shall also run with the land. Assessments shall also be handled in covenant form rather than as articles of incorporation since the latter may be easily amended. Included in the maintenance covenants shall be procedures for changing them at stated intervals since maintenance costs may change over time. Deeds shall also mention the rights and responsibilities of property owners to the HOA. The HOA shall also be responsible for liability insurance, local taxes, and the maintenance of all commonly held facilities through the use of a pro-rata share formula for all property owners.

Hospital means an institution or place where sick or injured in-patients are given medical or surgical care either at public (charity) or private expenses.

Hotel means a building containing rooms intended or designed to be used or which are used, rented or hired out to be occupied by guests and where only a general kitchen and dining room are provided within the building or in an accessory building.

IDA means the Illuminating Engineering Society of North America.

IESNA means the Illuminating Engineering Society of North America.

Impervious material is sealed to severely restrict water entry and movement.

Improved drainage channel means a drainage channel constructed to design standards, with constant cross sections, used to convey the 100-year design frequency storm plus one foot of free board, within its banks.

Industry standard lighting software means lighting software that calculates point-by-point illuminance that includes reflected light using either ray-tracing or radiosity methods.

Kennel means any lot or premises on which four or more dogs, cats, or other domestic animals at least four months of age, are housed or accepted for boarding, trimming, grooming or bathing for which remuneration is received.

Lamp is a generic term for a source of optical radiation (i.e. "light"), often called a "bulb" or "tube". Examples include incandescent, fluorescent, high-intensity discharge (HID) lamps, and low pressure sodium (LPS) lamps, as well as light-emitting diode (LED) modules and arrays.

Land planner means persons other than surveyors or engineers who also possess and can demonstrate a valid proficiency in the planning of residential, commercial, industrial, and other related developments; such proficiency often having been acquired by education in the field of landscape architecture or other specialized planning curriculum and/or by actual experience and practice in the field of land planning and may be a member of the American Institute of Certified Planners.

Land study means a general plan for an area proposed for partial or complete subdivision. The land study shall show the proposed locations of land uses, streets, phasing of development, important physical features, and applicable information for the entire area to be subdivided.

Landscape architect means a person registered as a landscape architect in this state pursuant to state law.

Landscape area means a portion of land that is covered by natural grass, ground cover, or other natural plant materials.

Landscape lighting means lighting of trees, shrubs, or other plant material as well as ponds and other landscape features.

Lawn grass means thin bladed surface growing native plants typically planted from seed, sprigs or plugs.

LED means Light Emitting Diode.

Legal nonconforming means a use, building or yard existing legally at the time of the passage of the ordinance from which this chapter is derived which does not by reason of design, use, or dimensions conform to the regulations of the district in which it is situated. A use, building or yard established after the passage of the ordinance from which this chapter is derived that does not conform to regulations of the district in which it is situated shall be considered an illegal nonconforming use.

Licensed irrigator means a person duly licensed by the state to design and install irrigation systems.

Light pollution means any adverse effect of artificial light including, but not limited to, glare, light trespass, sky-glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

Light trespass means light that falls beyond the property it is intended to illuminate.

Lighting means "electric" or "man-made" or "artificial" lighting.

Lighting equipment means equipment specifically intended to provide gas or electric illumination, including but not limited to, lamp(s), luminaire(s), ballast(s), poles, posts, lens(s), and related structures, electrical wiring, and other necessary or auxiliary components.

Lighting repair means the reconstruction or renewal of any part of an existing luminaire for the purpose of its on-going operation, other than relamping or replacement of components including capacitor, ballast or photocell. Note that retrofitting a luminaire with new lamp and/or ballast technology is not considered a repair and for the purposes of this ordinance the luminaire shall be treated as if new. "Repair" does not include normal relamping or replacement of components including capacitor, ballast or photocell.

Lighting zone means an overlay zoning system establishing legal limits for lighting for particular parcels, areas, or districts in a community.

Loading space, off-street means a space located outside of a public street or alley for the discharge of passengers or a space directly accessible to the building it serves for bulk pick-up and deliveries of delivery vehicles.

Logo means an identifying symbol used for advertising purposes, which may or may not be a registered trademark or service mark of the entity identified.

Lot means a parcel of land occupied or to be occupied by one building, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this chapter, and having its principal frontage upon a public street or a place.

Lot, area means the net area of the lot and shall not include portions of streets or alleys.

Lot, corner means a lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the director of planning.

Lot, depth means the mean horizontal distance between the front and rear lot lines.

Lot, flag means an irregular lot that uses a narrow section of property for access that is characterized as less than the minimum lot width at the front building setback.

Lot, interior means a lot whose side lines do not abut upon any street.

Lot line, front means the boundary between a lot and the street on which it fronts.

Lot line, rear means the boundary line which is opposite and most distant from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.

Lot line, side means any lot boundary line not a front or rear line thereof. A sideline may be a party lot line, a line bordering on an alley or place or side street line.

Lot, width means the horizontal distance between sidelines, measured at the front building line, as established by the minimum front yard requirement of this chapter.

Lot of record means a lot which is part of a subdivision, a map of which has been recorded in the office of the county clerk.

Low voltage landscape lighting means landscape lighting powered at less than 15 volts and limited to luminaires having a rated initial luminaire lumen output of 525 lumens or less.

Lumen means the unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from "watt," a measure of power consumption).

Luminaire means the complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

Luminaire lumens (for luminaires with relative photometry per IES) is calculated as the sum of the initial lamp lumens for all lamps within an individual luminaire, multiplied by the luminaire efficiency. If the efficiency is not known for a residential luminaire, assume 70 percent. For luminaires with absolute photometry per IES LM-79, it is the total luminaire lumens. The lumen rating of a luminaire assumes the lamp or luminaire is new and has not depreciated in light output.

Lux means the SI unit of illuminance. One lux is one lumen per square meter. One lux is a unit of incident illuminance approximately equal to one tenth of a footcandle.

Manufactured home means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and at least eight body feet in width or at least 40 body feet in length in traveling mode or at least 320 square feet when erected on site, and includes the plumbing, heating, air conditioning, and electrical systems of the home. The term "manufactured home" does not include a recreational vehicle as defined by 24 CFR 3282.8(g).

Master plan means the comprehensive land use and thoroughfare plan of the city and adjoining areas as adopted by the city council and the city planning and zoning commission, including all its revisions. This plan indicates the general location recommended for various land uses, transportation routes, public and private buildings, streets, parks, water, sewer, and other public and private developments and improvements.

Mobile home means a structure constructed before June 15, 1976, and built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and at least eight body feet in width or at least 40 body feet in length in the traveling mode or at least 320 square feet when erected on site and includes the plumbing, heating, air conditioning, and electrical systems of the home.

Motel, motor hotel or *tourist court* means any establishment offering to the transient public the use of guest rooms or sleeping accommodations for compensation. Such an establishment consists of a group of attached or detached guest rooms or sleeping accommodations the majority of which have private and direct access from parking areas not through common entrance and lobby. The establishment furnishes customarily hotel services and may contain a restaurant, club, lounge, banquet hall, or meeting rooms. A motel is a nonresidential use.

Mounting height means the height of the photometric center of a luminaire above grade level.

Natural channel means an earthen drainage channel in its natural state, generally with irregular cross sections. This channel has its original meanders and does not have consistent side slopes.

New lighting means lighting for areas not previously illuminated; newly installed lighting of any type except for replacement lighting or lighting repairs.

Object means a permanent structure located on a site. Objects may include statues or artwork, garages or canopies, outbuildings, etc.

Object height means the highest point of an entity, but shall not include antennas or similar structures.

Office warehouse means the primary function is the storage of goods and merchandise. Although a limited amount of retail or wholesale, and cash-and-carry sales will occur in an office warehouse facility, the majority of sales will be phone or mail orders to be delivered or shipped to the purchaser. The office portion of an office warehouse use would typically consist of management, accounting, order desk personnel.

Open space means area included in any side, rear, or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projection of cornices, eaves, or porches.

Open structure means a structure that is not enclosed with any building walls, but which may include a roof or canopy.

Ornamental lighting means lighting that does not impact the function and safety of an area but is purely decorative, or used to illuminate architecture and/or landscaping, and installed for aesthetic effect.

Ornamental street lighting means a luminaire intended for illuminating streets that serves a decorative function in addition to providing optics that effectively deliver street lighting. It has a historical period appearance or decorative appearance, and has the following design characteristics:

(1) Designed to mount on a pole using an arm, pendant, or vertical tenon;

(2) Opaque or translucent top and/or sides;

(3) An optical aperture that is either open or enclosed with a flat, sag or drop lens;

(4) Mounted in a fixed position; and

(5) With its photometric output measured using Type C photometry per IESNA LM-75-01.

Outdoor lighting means lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth, or any other location; and any associated lighting control equipment.

Parcel means a measured portion of a tract of land.

Park plan means a site plan drawn at an appropriate scale that indicates the required park facilities and the relationship of those facilities to the proposed park development.

Parking space, off-street means a concrete or asphalt surface located outside of the right-of-way of a public street or alley adequate for parking an automobile with room for opening doors both sides, together with properly related access to a public street or alley and maneuvering room without backing into a public street.

Partly shielded luminaire means a luminaire with opaque top and translucent or perforated sides, designed to emit most light downward.

Paved means an all-weather, dust-free surface intended for vehicular traffic or parking, which is concrete, asphalt, or other surface.

Pedestrian hardscape means stone, brick, concrete, asphalt or other similar finished surfaces intended primarily for walking, such as sidewalks and pathways.

Pennant means a temporary sign made of lightweight plastic, fabric or other material, which may or may not contain a message of any kind, suspended from a rope, wires or string, usually in a series and designed to move in the wind.

Person means any individual, association, firm, corporation, governmental agency, or political subdivision.

Pet lodging means an establishment that offers a variety of services such as, but not limited to: boarding, grooming, daycare, and training services.

Photoelectric switch means a control device employing a photocell or photodiode to detect daylight and automatically switch lights off when sufficient daylight is available.

Place means an open, unoccupied space other than a street or alley permanently established or dedicated as the principal means of access to property abutting thereon.

Plat means a plat application which has been formally filed after addressing all of DRC comments, providing all requisite information, material and studies and paying all required fees. This reference shall include inferences to a preliminary plat, final plat, amending plat, minor plat, replat or development plat.

Pre-application proposal means draft applications submitted for development review committee (DRC) for review, including information required by this chapter for each land study, a preliminary plat, replat, amended plat, development plat or a final plat proposal, along with an original, signed application.

Preliminary plat means the graphic expression of the proposed overall plan for subdividing, improving, and developing a tract shown by superimposing a scale drawing of the proposed land division on a topographic map and showing in plan existing and proposed drainage features and facilities, street layout and direction of curb flow, and other pertinent features with notations sufficient to substantially identity the general scope and detail of proposed development.

Property line means the line denoting the limits of legal ownership of property.

Public access easement or place means an easement designated on the final plat which provides access to all platted lots. The easement shall meet all requirements for a dedicated street (i.e., construction standards, width, and function) but may be privately maintained.

Public facility means the facilities owned or operated by or on behalf of the city to provide services to the public, including existing and new developments and subdivisions.

Public improvements agreement means a contract between the subdivider and the city by which the subdivider promises to construct one or more of the following public facilities within a public right-of-way or easement, within a specified time period following final plat approval (i.e., water, sanitary sewer, street, storm drainage, streetlights and street name signs).

Public infrastructure improvement means a water, wastewater, roadway, drainage or park facility that is a part of one or more of the city's public facilities systems.

Public park means land dedicated to the city specifically for development and use as a public recreational area.

Public property means any real property open or dedicated to a public use or owned by the city.

Recreational vehicle (RV) park or *tourist cabin* or *trailer camp* means a tract or parcel of land upon which two or more tourist cabins are located, or where temporary accommodations are provided for two or more automobile trailers, tents or house cars, open to the public either free or for a fee.

Recreational vehicle (RV) storage facility means a commercial facility in a controlled access and screened compound that leases spaces for the long-term storage of private boats, trailers, campers and recreational vehicles.

Relative photometry means photometric measurements made of the lamp plus luminaire, and adjusted to allow for light loss due to reflection or absorption within the luminaire. Reference standard: IES LM-63.

Replacement lighting means lighting installed specifically to replace existing lighting that is sufficiently broken to be beyond repair.

Residence means a building occupied as the abiding place of one or more persons in which the use and management of sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control and which shall include single-family dwellings, which shall be the principal building on any lot in residential districts.

Restaurant or *cafe* means a building or portion of a building, not operated as a dining room in connection with a hotel or boarding house, where food is served for pay and for consumption in the building, and where provisions may be made for serving food on the premises outside the building.

Right-of-way means a parcel of land, situated between facing property lines, occupied or intended to be occupied by a street, parkways, medians or alley. Where appropriate right-of-way may include other facilities and utilities, such as sidewalks, railroad crossings, electrical, communication, oil or gas, water or sanitary or storm drainage facilities, or for any other special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

Roof means part of a structure other than vertical walls that provide protection from the elements.

Sales area means an uncovered area used for sales of retail goods and materials, including but not limited to automobiles, boats, tractors and other farm equipment, building supplies, and gardening and nursery products.

Screening device means a structure that consists of a barrier of stone, brick, pierced brick or block, uniformly colored wood, or other permanent material of equal character, density, and acceptable design, at least six feet in height, where the solid area equals at least 65 percent of the wall surface, including an entrance gate or gates; or foliage of an acceptable combination of these materials.

Searchlight means an apparatus on a swivel base that projects a strong, far reaching, beam of light.

Seasonal lighting means temporary lighting installed and operated in connection with holidays or traditions.

Self-storage facility (miniwarehouse) means a building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares. The rented space shall be for private use only.

Senior adult housing means a residential development that is restricted to people that are 55 years old and over for independent living only. This use shall offer amenities within the complex such as, but not limited to, pickleball, pools, common areas or clubhouses, and other similar amenities.

Setback means the minimum horizontal distance between the front wall of any projection of the building, excluding steps and unenclosed porch and the street line.

Sexually oriented or adult business means a sex parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel, or other commercial enterprise the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.

Shielded directional lighting means a luminaire that includes an adjustable mounting device allowing aiming in any direction and contains a shield, louver, or baffle to reduce direct view of the lamp.

Shrub means a native plant that grows vertically in a multi-branched growth pattern.

Sign means an outdoor structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other thing that is designed, intended, or used to advertise or inform.

Sign, A-frame means a temporary sign which has two sides, the frame or support structure of which is hinged or connected at the top of the sign in such a manner that the sign is easily moved and erected. This type of sign is also known as a sandwich sign.

Sign, area means the area within a series of straight lines around the outermost extremities of all text, symbols, graphics, advertising surfaces, framing, background and ornamentation, but not including sign poles or other supporting structures. If dimensions and a means of calculating the area of circular, oval-shaped or triangular signs are readily available, they may be used for such signs.

Sign, banner means a temporary sign composed of lightweight flexible material on which letters, symbols or pictures are painted or printed and is affixed to a permanent structure.

Sign, billboard means an off-premises sign on which the message or copy can be changed periodically through manual means. A billboard sign is also known as an offsite advertising, non-digital messaging sign.

Sign, bulletin board means a sign containing information where a portion of such information may be periodically changed, providing such change shall be effected by the replacement or interchange of letters, numbers or other graphic symbols by insertion, attachment, or similar means. Also known as a community bulletin board.

Sign, building identification means a building identification sign which identifies the name of the building, but displays no goods or services for sale or advertising.

Sign, canopy means a sign that is permanently affixed to a canopy by paint, glue, sewing, or any other type of non-structural type of attachment.

Sign, construction means an on-premises sign which may be erected identifying any or all of the property owners, engineers, architects, mortgagees, or other participants in the construction or improvement of the premises; but which displays no goods or services for sale or other advertising. Also known as a contractor sign.

Sign, directional means a sign which contains only information designed to direct pedestrian or vehicular traffic to the location of a facility on the property on which the sign is located. Such signs may include, but are not limited to, arrows, words, or logos. No goods or services for sale may be listed on a directional sign.

Sign, electric or *digital billboard* means an off-premises sign, display or device, internally illuminated, which changes the static message or copy by electronic means, remote or automatic, for outdoor advertising of a use, product or service. The sign must be operated by an entity possessing an outdoor advertising license issued by Texas Department of Transportation (TXDOT).

Sign, electronic message center (EMC) means an on-premises sign on which the message or copy can be changed by remote or automatic means, including EMC signs that display gas pricing.

Sign face means the portion of the sign that is or can be used to identify, display, advertise or communicate information or for a visual representation which attracts or intends to attract the attention of the public for any purpose.

Sign, flag means a permanent sign made of fabric, bunting, or flexible material, containing distinctive colors, patterns, logos, wording or symbols used to signify or identify civic organizations, logos, schools, colleges or universities, or the government of the United States, the state, county or the city, and generally designed to be mounted on one end so as to move in the wind.

Sign, freestanding means a sign which is attached to or part of a completely self-supporting structure such as a frame of one or more poles which is not attached to any building or any other structure and which is permanently affixed to the ground.

Sign height means the vertical distances between the highest point of the sign or its supporting structure and the natural grade directly below the sign.

Sign, illuminated means a sign which has characters, letters, figures, or designs internally illuminated by electric lights, luminous tubes or other means that are specifically placed to draw attention to, or to provide nighttime viewing of, the subject matter on the sign face.

Sign, kiosk means a multi-sided, freestanding monument-type sign for the display of advertising for economic development purposes.

Sign, light pole banner means a temporary sign which is painted or printed on a strip of all-weather cloth, canvas, or other flexible material that is designed or manufactured for outdoor use mounted on a light pole on private property and secured to render sign stationary.

Sign, marquee means a projecting sign attached to or hung from a marquee or canopy or covered structure projecting from and supported by a primary building, when such marquee, canopy or covered structure extends beyond the building, building line, or property line.

Sign, menu board means a sign displaying the menu for drive-thru window service.

Sign, monument means a permanent sign with a display surface that is an integral part of the support structure. Any ground sign exceeding four feet in height or any pole sign with less than nine feet of ground clearance or with a sign structure that is greater than two feet in width shall be considered a monument sign.

Sign, municipality-owned means a sign which identifies a park, an entrance to the city, a place of interest within the city, a city sponsored event, or any city owned facility.

Sign, nonconforming means a sign, structure lawfully used as of the effective date of the ordinance from which this chapter is derived or amendments thereto, but which does not conform to the use regulations currently in effect.

Sign, off-premises means a sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

Sign, on-premises means a freestanding sign identifying or advertising a business, person, or activity, and installed and maintained on the same premises as the business, person or activity.

Sign, permanent means a sign constructed of any ridged material, with or without frames, permanently attached to the ground or to a wall, building or other structure, and displayed for an indefinite period of time. The following signs are considered permanent signs: changeable signs, freestanding signs, monument signs, pole signs, and wall signs.

Sign, pole means a permanent sign with a display surface that is attached to a self-supporting structure by one or two poles which has at least nine feet of ground clearance.

Sign, political means a sign that contains primarily a political message as specified by State of Texas law and regulation governing political campaigns and causes signage.

Sign, portable means a temporary sign which is designed to permit removal and reuse, and which includes, but is not limited to, A-frame and other such signs, and signs mounted on a trailer, wheeled carrier, vehicle, or other portable structure.

Sign, real estate means a temporary sign pertaining to the sale or lease of the premises, on which the sign is located.

Sign, roof means a sign that is painted on or erected upon or above the roof of the building.

Sign, scoreboard means a permanent sign that displays scores, results, identification of donors, or other information pertinent to athletic activities.

Sign structure means any structure which is designed specifically for the purpose of supporting a sign, has supported or is capable of supporting a sign. The term "sign structure" includes any decorative covers, braces, wires, supports, or components attached to or placed around the sign structure. Where any goods or services for sale or other advertisement is displayed on the structure, then said structure shall be counted as part of the sign area.

Sign, snipe means a sign that is tacked, nailed, posted, glued, or otherwise attached to trees, stakes, fences, ground or other like objects, the advertising matter of which is not applicable to the present use of the premises on which the sign is posted. Also known as bandit signs.

Sign, spectacular means any sign that physically rotates, oscillates, contains any moving parts, or contains flashing lights in sequence.

Sign, temporary means a sign not permanently affixed to the ground or to a building or other structure and shall include, but not be limited to these types of temporary signage: Coming soon, grand opening, going out of business, portable, inflatable, for sale and for lease signs.

Sign, wall means a permanent sign placed on, or attached directly to a fence or building surface, including window areas (translucent areas which are visible from a street or alley, that extend not more than 15 inches from the face or wall of a building).

Sign, wind device means a pennant, streamer, inflatable balloon or similar device made of cloth, canvas, plastic, or other similar flexible material, with or without a frame or other supporting structure, and used as a sign.

Sign, window means a temporary sign placed on, affixed to, painted on or located within the frame of a transparent opening in the wall of a building that may not be larger 20 percent of the opening.

Sky glow means the brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

Story means the portion of a building included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the highest story having its interior floor surface, not more than four feet above the curb level, established or mean street grade, or average ground level, as mentioned in height of buildings in this section.

Street means a thoroughfare which affords principal means of access to property abutting thereon.

Street frontage means the length of the property line of a lot or tract immediately adjacent to a public or private street, measured in feet.

Street line means the dividing line between the street and the abutting property.

Street, non-local means streets classified as commercial collectors, minor arterials and primary arterials.

Street, perimeter means any existing or planned street which abuts the subdivision or addition to be platted.

Street, substandard means an existing street that does not currently meet the minimum requirements as to width, appurtenances or pavement section for a roadway of its anticipated function or designated classification. A standard street is a roadway that is so constructed that it meets or exceeds all requirements of its designated classification.

Street, width means the portion of the right-of-way constructed and designated for vehicular traffic. The shortest distance between the opposite edges of a paved surface or where curbs exist, the distance measured from back of curb to back of curb.

Structure means anything constructed or erected, which required location on the ground, or attached to something having a location on the ground, including, but not limited to, advertising signs, billboards, and poster panels, but exclusive of customary fences or boundary or retaining walls.

Subdivider means any person or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner, or authorized agent of such owner or equitable owner of land sought to be subdivided.

Subdivision means a division or redivision of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction of such limits, for the purpose of transfer of ownership, layout of any subdivision of any tract of land or any addition, or for the layout out of building lots, or streets, alleys or parts of other portions for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto.

Subdivision developer sales office means structures conforming to the uniform building code used for the purpose of selling residential structures within the immediate proximity of the sales office.

Surveyor means a licensed state land surveyor or a registered public land surveyor, as authorized by the state statutes to practice the profession of surveying.

Temporary lighting means lighting installed and operated for periods not to exceed 60 days, completely removed and not operated again for at least 30 days.

Terminal or *motor freight* means the use of property of buildings for the temporary parking motor freight vehicles or trucks of common carriers during loading and unloading and between trips, including necessary warehouse space for storage of transitory freight.

Time switch means an automatic lighting control device that switches lights according to time of day.

Transition means a visual effect used on an electronic sign to change from one message to another.

Translucent means allowing light to pass through, diffusing it so that objects beyond cannot be seen clearly (not transparent or clear).

Understory or *accent trees* mean small evergreen or deciduous perennial woody plants which would grow below the top layer of the forest and typically has unique branching, textural or seasonal color characteristics.

Unshielded luminaire means a luminaire capable of emitting light in any direction including downwards.

Uplight means, for an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.

Used car lot means a lot or portion thereof to be used only for the display and sale of automobiles that are in condition to be driven on or off the lot. A used car lot shall not be used for the storage of wrecked automobiles, or the storage of automobile parts.

Utility means water, sanitary sewer, electric, gas, telephone, cable TV or any other such item of service either for public or private use.

Variance means a modification of the provisions of zoning regulations, as applied to a specific piece of property, as distinct from rezoning.

Vertical illuminance means illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

Visibility triangle means areas that are located at the intersection of streets and alley right-of-way and the intersection of streets and driveways and conforms to public open space easement regulations and standards (POSE) of the city.

Waiver means a modification of the provisions of subdivision regulations, as applied to a specific piece of property, as distinct from zoning regulations and a variance.

Yard means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear, the least horizontal distance between the lot line and the main building shall be used.

Yard, depth means the mean horizontal distance between the front and rear line of a building other than an accessory building and the lot line except as modified in the text of any section in this chapter.

Yard, front means an open, unoccupied space on a lot facing a street between a building and a street line. If no building exists, a front yard is an open unoccupied space facing a street and adjacent thereto.

Yard, rear means a yard between the rear lot line and the rear line of the main building and the side lot lines.

Yard, side means a yard between the building and the sideline of the lot and extending from the front yard to the required minimum rear yard.

Yard, size means a yard between the main building and the adjacent sideline of the lot, and extending entirely from the front yard to the rear yard thereof.

(Ord. No. 793-25, § 2(Exh. A), 1-23-25)

CITY OF JUSTIN, TEXAS
ORDINANCE NO. 860-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AMENDING CHAPTER 52, UNIFIED DEVELOPMENT CODE, OF THE CODE OF ORDINANCES BY AMENDING SECTION 52-901 (DEFINITIONS) TO ADD A DEFINITION FOR "DATA CENTER"; AMENDING THE SCHEDULE OF USES TO ALLOW DATA CENTERS BY SPECIFIC USE PERMIT (S) IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin is authorized under Chapter 211 of the Texas Local Government Code to regulate the use and development of land within the City; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the proposed amendments and recommended approval to the City Council, including the addition of a definition for "Data Center" and allowing the use by Specific Use Permit in the Light Industrial (LI) zoning district; and

WHEREAS, the City Council conducted a public hearing in accordance with state law and determined that the proposed amendments promote the public health, safety, and welfare and are consistent with the City's Comprehensive Plan and Unified Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. The recitals contained in the preamble are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth herein.

SECTION 2. Section 52-901, "Definitions," of Chapter 52, Unified Development Code, is hereby amended by adding the following definition in alphabetical order:

Data Center means a facility or group of facilities primarily used to house computer systems, servers, data storage equipment, networking equipment, telecommunications equipment, and associated mechanical, electrical, cooling, and backup power systems necessary for the processing, storage, transmission, and management of electronic data. A data center may include administrative offices, security facilities, maintenance areas, and accessory uses customarily incidental to the operation of the facility, but shall not include a call center, general office building, warehouse, or telecommunications tower as a principal use.

SECTION 3. The Schedule of Uses contained within Chapter 52 of the Unified Development Code is hereby amended by adding the following land use classification:

Use	LI – Light Industrial
Data Center	S

For purposes of this ordinance, **"S"** shall mean the use is permitted only upon approval of a **Specific Use Permit** in accordance with the requirements of Chapter 52 of the Code of Ordinances. The revised Schedule of Uses reflecting this amendment is incorporated into Chapter 52 as though fully set forth herein.

SECTION 4. All other provisions of Chapter 52 not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 5. If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. The City Secretary is hereby directed to publish the caption of this Ordinance as required by law.

SECTION 7. This Ordinance shall become effective immediately upon its adoption and publication as required by law.

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th day of August 2026.

On first reading, the 13th day of August 2026.

On the second and final reading, the 17th day of September 2026.

APPROVED:

____
James Clark, Mayor

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

Schedule of Uses													
Chart Legend: "P" Permitted Use, "PC" Permitted with Design Criteria, "PL" Permitted with 3,000 sqft limit, "S" Specific Use Permit required, "Blank" Use Not Allowed													
	RESIDENTIAL					NON-RESIDENTIAL				OLD TOWN			
USE ZONING DISTRICT TYPE	SF-RE	SF-1	SF-2	MM	MF	NC	RC	MU	LI	TN	NE	RM	OTC
RESIDENTIAL USES													
Household Living													
One-family detached dwelling	P	P	P	P	P					P	P	P	
One-family zero lot line detached				P	P						P	P	P
One-family zero lot line attached (twin home)				P	P			P			P	P	P
One-family attached (townhouse, rowhouse)				P	P			P			P	P	S
Two-family dwelling (duplex)				P	P			P			P	P	S
Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)				P	P			P				P	S
Residence for security purposes, temporary					S			S					
HUD-code manufactured housing*	S	S	S	S	S								
Industrialized housing*	S	S	S	S	S			S					
Manufactured home park					S								
Manufactured home subdivision					S								
Multifamily dwelling, apartment					P			P				S	S
Model home	P	P	P	P	P								
Accessory Dwelling Unit	PC	PC	PC	PC						PC	P	P	
Senior adult housing	S	S	S		P			P					
	Group Living												
Assisted living facility				S	S		S	S					
Community home	S	S	S	S	S			S					
Continuing care retirement community				S	S			S					
Fraternity or sorority house				S	S			S					
Group home	S	S		S	S		S	S					
Halfway house	S	S			S	S	S	S	S				
Shelter					S	S	S	S	S				
Home for care of alcoholic, narcotic or psychiatric patients							S						
PUBLIC AND CIVIC USES													
	Education												
College, university or private school	S	S	S	P	P	P	P	P	P	S	S	S	S
Day care center (child or adult)	S	S	S	S	P	P	P	P		S	S	S	S
School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	PL	PL	PL
Trade and commercial schools						S	P	P	S				
	Government												
Animal Shelter									P				
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P
Government maintenance facility									P				
Government office facility	P	P	P	P	P	P	P	P	P	P	P	P	P
Governmental vehicle storage									P				
Museum, library or fine art center, art gallery or museum						P	P	P			P	P	P
Nonprofit organization or institutional				S	S	P	P	P					
Post office				S	S	P	P	P	P			P	P
Probation or parole office									P				
	Health Care Facilities												
Ambulance dispatch station							P	P	P			PL	
Blood bank							P		P			PL	
Care facility							S					PL	
Health services facility; including doctor's office or medical clinic						P	P	P					
Hospice	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital					S	S	P	P	P			PL	
Massage therapy and spa						P	P	P	P		P	P	
Nursing home (with full medical services)						S	S	S			S	S	
	Recreation												
Center, community recreation, government operated or controlled	P	P	P	P	P	P	P	P	P	P	P	P	P
Center, community recreation, private or nonprofit	P	P	P	P	P	P	P	P	P	P	P	P	P
Country club (private)	S	S	S	P	P	P	P	P			P	P	S
Country club (public)				S	P	P	P	P			S		
Day camp						P	P	P			S		
Golf course (public)	P	P	P	P	P	P	P	P	P				
Golf driving range					S	S	S	S	P				
Outdoor amusement							S	S	P			PL	S
Park or playground (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation or amusement establishment							S	S	S		S	S	S
Stable, commercial, riding or boarding	S						S	S	P				
Tennis or swim club			S	S	P	P	P	P	P		PL	PL	PL
	Religious												
Place of worship (primary use)				S	S	S	S	S	P		S	S	S
Institutions of religious or philanthropic nature			S	S	P	P	P	P	P		PL	PL	PL
Place of worship auxiliary use	S	S	S	S	S	P	P	P	P		PL	PL	PL

	Utilities												
Electric power substation	S	S	S	S	S	S	S	S	S	S	S	S	S
Power plant or central electric station									P				
Stealth telecommunications towers	S	S	S	S	S	S	S	S	S	S	S	S	S
Telecommunications antenna (on structure)					S	S	S	S	S	S	S	S	S
Telecommunications tower	S	S	S	S	S	S	S	S	S	S	S	S	S
Utility transmission or distribution line	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewage pumping stations	S	S	S	S	S	S	S	S	S	S	S	S	S
Wastewater (sewage) treatment facility									P				
Public Water supply or storage facility	P	P	P	P	P	P	S	S	P	S	S	S	S
Water treatment plant					S	S	S	S	S				
COMMERCIAL USES													
	Dining and Entertainment												
Amusement, indoor						P	P	P	P			P	PL
Amusement, outdoor							S	S	P			P	PL
Baseball/softball facility (commercial)							S	S	P			P	PL
Batting cages, indoor						P	P	P	P			P	PL
Bowling alley						P	P	P	P			P	PL
Bar, tavern, cocktail lounge; club, private or teen							S	S	S			P	S
Club, commercial or business						P	P	P	P			P	PL
Dance hall						P	P	P	P			P	
Drive-in theater							S	S	S			P	
Fairground or exhibition area					S	P	P	P	P			P	
Gambling facility (including bingo and 8-liners)							S	S	S			S	S
Go-cart track								S	P			S	PL
Health or recreation club					S	P	P	P	P			P	
Indoor recreation					S	P	P	P	P			P	PL
Lodge or civic club				S	S	P	P	P	P			P	PL
Museum/cultural facility				S	S	P	P	P	P		PL	P	S
Movie theater (indoor)							S	P	P			P	PL
Micro-brewery							P	P			S	P	P
Drag strip or commercial racing; horse, dog or automotive									S				
Restaurant without drive-through-service, café, cafeteria				S	S	P	P	P	P		PL	P	P
Restaurant with drive-through service (fast food)							S	S				S	S
Sexually oriented business (See Art. 4.5)									S				
Shooting or weapons firing range							S	S	S				
Swimming pool, commercial					S	P	S	S	P				
Theater, movie theater or auditorium						S	S	S	P			S	S
	Lodging												
Bed and breakfast inn	S	S	S	S	S	S	S	S			PL	P	S
Hotel, motel or inn				S	S	P	P	P	P		PL	P	S
Recreational vehicle park							S	S	S				
	Office												
Bank, financial institution						P	P	P	S		PL	P	
Lending institutions						S	S	S	S				
Offices, professional and administrative						P	P	P	P		PL	P	PC*
	Retail Sales and Services												
Animal hospital						P	P	P	P		PL	P	
Antique shop or resale						P	P	P	P		PL	P	
Appliance, sales, supply or repair						P	P	P	P		PL	P	PL
Bakery, retail sales						P	P	P	P		PL	P	PL
Bakery, confectionery commercial/wholesale or bottling works							P	P	P		PL	P	
Barber or beauty shop						P	P	P	P		PL	P	PL
Boat rental or sales						S	S	S	P		PL	PL	
Book, stationery stores or newsstand						P	P	P	P				
Building material and lumber stores						S	P	S	P				
Business college or commercial school						P	P	P	P				
Candy or cake shop						P	P	P	P		PL	P	PL
Caterer or wedding service						P	P	P	P		PL	P	
Cleaning and dying plant, commercial									P				
Clothing/wearing apparel sales, new						P	P	P	P			P	
Clothing/wearing apparel sales, used						S	S	S	S			P	PL
Convenience store (no gas pumps)						P	P	P	P			P	P
Copy store or commercial print without off-set printing						P	P	P	P			P	PL
Dance studio						P	P	P	P			P	PL
Dog training school						S	P	S	S				
Drapery shop						P	P	P	P				
Dressmaking, custom; millinery shop						P	P	P	P				
Exterminator/pest control services							P		P				
Feed store, no processing/milling									P				
Freestanding department store						P	P	PC				P	PL
Freestanding discount superstore						P	P	PC				P	
Furniture sales, new and used (office or residential) in a building						P	P	PC	S			P	

Furniture upholstery, refinishing or resale							P	S	P			P	
General merchandise store						P	P	PC	P		PL	P	P
Greenhouse or nursery for retail plant sales						P	P	P	P		PL	P	
Grocery store, meat market						P	P	S	P		PL	P	
Gunsmithing, repairs or sales							P	P	P			P	
Handicraft shop						P	P	P	P		PL	P	PL
Hardware store						P	P	PC	P		PL	P	PL
Home improvement superstore						P	P		P			P	
Interior decorating						P	P	PC	P			P	
Kennel (with no outdoor runs)							S	S	S			P	
Kennel (with outdoor runs)									S				
Kiosk						S	S	S	S		S	P	P
Large retail store						PC	P	PC	P			S	S
Laundry or dry-cleaning collection office						P	P	P	P			PL	PL
Laundry, dry cleaning or washeteria						P	P	P	P			PL	PL
Laundry plant, commercial									S				
Leather goods shop						P	P	P	P		PL	PL	
Liquor or package store						S	S	S	S		S	S	
Locksmith						P	P	P	P		PL	PL	
Medical supplies/equipment sales or rental						P	P	P	P			PL	
Mini-warehouses, self-storage							S	S	P				
Mortuary or funeral home							P		P				
Newspaper distribution center							P	P	P				
Office warehouse									P				
Optician						P	P	P	P		P	P	
Pawnshop							S	S	S				
Pet day care						P	P	P	P				
Pet lodging							S	S	P				
Pharmacy/drugstore with or without drive-through						P	P	PC	P		P	P	P
Photograph, portrait/camera shop or photo finishing						P	P	P	P		P	P	P
Plumbing shop							P	P	P				
Plant nursery, no retail sales									P				
Recording studio						S	P	P	P			P	P
Saddle or harness, repair or sales							P	P	P			PL	PL
Shoeshine shop						P	P	P	P			PL	PL
Studio, music, art or photography						P	P	P	P			PL	PL
Studio for radio or television						P	P	P	P			PL	PL
Tailor, clothing or apparel shop						P	P	P	P		PL	PL	PL
Tattoo parlor						S	S	S	S				
Taxidermist shop									P				
Wedding chapel							S	S	P			PL	PL
Vapor store						S	S	S	S				
Veterinary clinic (with indoor kennels)							P	P	P			PL	PL
Veterinary clinic (with outdoor kennels)							S	S	P				
	Vehicle Sales and Services												
New auto accessory and parts sales store						P	P	P	P				
Used auto parts, sales in building							P		P				
Auto sales & repair							S		S				
Auto painting & rebuilding (body shop)							S		P				
Auto inspection and/or lube center						S	S		P				
Carwash, full or self service							S		P				
Engine and motor repair							S		P				
Gasoline/service station with convenience market						P	P		P				
Heavy machinery sales and storage									P				
Mobile home or manufactured housing sales									S				
Parking area or garage, storage commercial or auxiliary						S	S		S		S	S	S
Recreational vehicle (RV) sales/service									S				
Recreational vehicle storage									S				
Seat cover & muffler installation shop							S		P				
Towing yard with office									S				
Truck parking lot									P				
Truck stop with fuel and accessory services									S				
Wrecking or salvage yard									S				
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)							S	S	P				
LIGHT INDUSTRIAL													
Assaying									P				
Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes									P				
Bottling works, milk, dairy or soft drinks									P				
Carpet and rug cleaning							P		P				
Coal, coke or wood yard									P				
Coffee Roasting						PC	P	PC	P			PL	PL
Crematorium									S				
Brewery, distillery or winery – Craft, micro or nano								P				PL	PL

Data Center									S				
Electroplating									S				
Fabricating or manufactured housing, temporary or office building									P				
Food processing (no slaughtering)									P				
Furniture or cabinet repair or construction							P	P	P			PL	
Storage and repair of furniture & appliances inside a building							P	P	P				
Storage and sale of furniture outside a building							P		P				
Galvanizing, small utensils									P				
Machine shops									P				
Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 feet in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade									P			PL	PL
Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather and plastics									P				
Manufactured home/RV repair									P				
Manufacturing medical marijuana						S	S		S				
Monument work, finishing, carving, sales									P			PL	PL
Paint shop, mixing or spraying									P				
Paper box manufacture									P				
Printing, lithographing, bookbinding, newspapers or publishing									P		PL	PL	PL
Rubber stamping, shearing/punching									P				
Rubber stamp manufacture									P				
Scientific and research labs						P	P	P	P		PL	PL	
Sheet metal shop									P				
Tire retreading and capping									P				
Transfer storage and baggage terminal									P				
Storage warehouse or bulk storage									P				
Welding shop, custom work (not structural)									P				
Wholesale: bakery, produce market or wholesale house							P		P				
Wholesale office and/or sample room							P		P				
Yards, contractors, lumber or storage, automobiles, storage yards, building materials							S		P				
HEAVY INDUSTRIAL													
Animal by-products processing									S				
Batch plant, concrete or asphalt (permanent)									S				
Brewery, distillery or winery						P	P	S	S			S	S
Brick, clay, glass, shale, tile or terra cotta products manufacture									P				
Cement products plant									S				
Cement, lime, gypsum, or plaster of Paris manufacture									S				
Concrete products manufacture									S				
Cotton gin, cotton oil mill, bailing or compress									S				
Creosote, treatment/manufacture									S				
Egg cracking or processing									S				
Furnace, blast; forge plant, boiler works manufacture									S				
Gas (natural or artificial) manufacture processing/storage									S				
Glue manufacture									S				
Grain elevator									S				
Magnesium casting, machining or fabricating									S				
Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff, electrical machinery, farm tools, type writers and vinegar									S				
Manufacture of basket material, bicycles, boots, boxes other than paper, caskets, shoes									P				
Manufacture of dyes, cores, die-casting molds									P				
Manufacture, processing/production of hazardous chemicals									P				
Metal casting									P				
Metal foundry plant or fabrication plant									P				
Metal smelting, reclamation or ore production									S				
Metal stamping, dying, shearing or punching									P				
Mill, feed or flour									P				
Mining quarry, dredging or excavation of rock, dirt, gravel, sand, stone									S				
Packing plant									S				
Paper or pulp manufacture									P				

Petroleum, refining or wholesale storage									S				
Planing mill or woodworking shop									P				
Poultry killing or dressing									P				
Rock cement crushers									S				
Rolling mill									S				
Soap manufacture									S				
Soda or compound manufacture									S				
Stone yard, building stone, cutting, sawing or storage									S				
Tar distillation/manufacturing									S				
Tobacco (chewing) manufacture or treatment									S				
Welding shop									P				
OTHER USES													
	Transportation												
Airport, aviation field, helistop or landing area							S		S				
Railroad or bus passenger station							S	S	P			S	S
Railroad team track, freight depot & docks or classification yard									P				
Railroad roundhouse or RR car repair shop													
Terminal; truck, freight, rail or water									P				
	Waste Related												
Junk and used material storage yards									S				
Landfill, recycling center, household hazardous waste or waste tire facility									S				
Pet cemetery									S				
Recycling collection only facility									P				
Salvage yard (other than automotive)									S				
	Agriculture												
Agricultural uses, general farming and sales	P												
Indoor Agriculture	P						P	P	P		P	P	P
Urban Agriculture	P	P	P	P	P	P	P	P	P		P	P	P
	Natural Gas and Oil												
Compression facilities, gathering stations+	S	S	S	S	S	S	S	S	S				
Gas drilling and production+	S	S	S	S	S	S	S	S	S				
Oil drilling and production+	S	S	S	S	S	S	S	S	S				
	Accessory Uses												
Accessory use or building	P	P	P	P	P				P	P	P	P	P
Commercial outside display	S						S	S	S			S	S
Home occupations	P	P	P	P	P			P		P	P	P	P
Outside storage, screened[$]	P	P	P		P	P	P	S	P				
Outside storage, unscreened[$]						S	S	S	S				
Stable, stockyards or feeding pens (noncommercial)	P								S				
Swimming pool, private	P	P	P	P	P	P	P	P	P	P	P	P	P
	Temporary Uses												
Amusement, outdoor (temporary)							S	S	S				
Batch plant, concrete or asphalt (temporary)	PC[1]	PC[1]	PC[1]	PC[1]	PC[1]	PC[1]	PC[1]	PC[1]	PC[1]	PC[1]	PC[1]	PC[1]	PC[1]
Residence for security purposes, temporary	S			S	S	S	S	S	S				
Trailer, portable; sales, construction or storage	P	P	P	P	P	P	P	P	P	P	P	P	P

*Office uses shall not exceed 35% of the total building floor area within the Old Town Core District. The 35% limitation shall be calculated by dividing the total gross floor area devoted to office uses by the total gross floor area of all buildings within the Old Town Core District.

Use Table Change Analysis

Current Code PDF vs. Proposed UDC Use Table dated 09/10/26

Comparison	Changes	District Comparison	Changes
Primary finding	481	OT → NE	122
Prohibited -> Permitted	41	OT → TN	119
Permitted -> Prohibited	160	OT → OTC	114
SUP -> Permitted	37	OT → RM	96
Permitted -> SUP	26	LI	5
Prohibited -> SUP	22	RO → RC	4
SUP -> Prohibited	127	MU	4
Permitted standard changed	68	SF-RE	3
		SF-1	3
		SF-2	3
		NO → NC	3
		MF	3
		MM	2

Update note: 49 previously identified comparison cells changed between the 04/23/26 proposed table and the 09/10/26 proposed table. Rows below reflect the 09/10/26 table.

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
One-family detached dwelling	OT → TN	Prohibited	P	Prohibited -> Permitted	One-family detached dwelling	100	1
One-family detached dwelling	OT → NE	Prohibited	P	Prohibited -> Permitted	One-family detached dwelling	100	1
One-family detached dwelling	OT → RM	Prohibited	P	Prohibited -> Permitted	One-family detached dwelling	100	1
One-family zero lot line detached	OT → NE	Prohibited	P	Prohibited -> Permitted	One-family zero lot line detached	100	1
One-family zero lot line detached	OT → RM	Prohibited	P	Prohibited -> Permitted	One-family zero lot line detached	100	1
One-family zero lot line detached	OT → OTC	Prohibited	P	Prohibited -> Permitted	One-family zero lot line detached	100	1
One-family zero lot line attached (twin home)	OT → NE	Prohibited	P	Prohibited -> Permitted	One-family zero lot line attached (twin home)	100	1
One-family zero lot line attached (twin home)	OT → RM	Prohibited	P	Prohibited -> Permitted	One-family zero lot line attached (twin home)	100	1
One-family zero lot line attached (twin home)	OT → OTC	Prohibited	P	Prohibited -> Permitted	One-family zero lot line attached (twin home)	100	1
One-family attached (townhouse, rowhouse)	OT → NE	Prohibited	P	Prohibited -> Permitted	One-family attached (townhouse, rowhouse)	100	1
One-family attached (townhouse, rowhouse)	OT → RM	Prohibited	P	Prohibited -> Permitted	One-family attached (townhouse, rowhouse)	100	1
One-family attached (townhouse, rowhouse)	OT → OTC	Prohibited	S	Prohibited -> SUP	One-family attached (townhouse, rowhouse)	100	1
Two-family dwelling (duplex)	OT → NE	Prohibited	P	Prohibited -> Permitted	Two-family dwelling (duplex)	100	1
Two-family dwelling (duplex)	OT → RM	Prohibited	P	Prohibited -> Permitted	Two-family dwelling (duplex)	100	1
Two-family dwelling (duplex)	OT → OTC	Prohibited	S	Prohibited -> SUP	Two-family dwelling (duplex)	100	1
Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	OT → RM	Prohibited	P	Prohibited -> Permitted	Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	90.5982906	1
Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	OT → OTC	Prohibited	S	Prohibited -> SUP	Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)	90.5982906	1
Multifamily dwelling, apartment	OT → RM	Prohibited	S	Prohibited -> SUP	Multifamily dwelling, apartment	100	2
Multifamily dwelling, apartment	OT → OTC	Prohibited	S	Prohibited -> SUP	Multifamily dwelling, apartment	100	2
Accessory Dwelling Unit	OT → TN	Prohibited	PC	Prohibited -> Permitted	Accessory Dwelling Unit	100	2
Accessory Dwelling Unit	OT → NE	Prohibited	P	Prohibited -> Permitted	Accessory Dwelling Unit	100	2

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Accessory Dwelling Unit	OT → RM	Prohibited	P	Prohibited -> Permitted	Accessory Dwelling Unit	100	2
Halfway house	OT → TN	S	Prohibited	SUP -> Prohibited	Halfway house	100	3
Halfway house	OT → NE	S	Prohibited	SUP -> Prohibited	Halfway house	100	3
Halfway house	OT → RM	S	Prohibited	SUP -> Prohibited	Halfway house	100	3
Halfway house	OT → OTC	S	Prohibited	SUP -> Prohibited	Halfway house	100	3
Shelter	OT → TN	S	Prohibited	SUP -> Prohibited	Shelter	100	3
Shelter	OT → NE	S	Prohibited	SUP -> Prohibited	Shelter	100	3
Shelter	OT → RM	S	Prohibited	SUP -> Prohibited	Shelter	100	3
Shelter	OT → OTC	S	Prohibited	SUP -> Prohibited	Shelter	100	3
Home for care of alcoholic, narcotic or psychiatric patients	OT → TN	S	Prohibited	SUP -> Prohibited	Home for care of alcoholic, narcotic or psychiatric patients	100	3
Home for care of alcoholic, narcotic or psychiatric patients	OT → NE	S	Prohibited	SUP -> Prohibited	Home for care of alcoholic, narcotic or psychiatric patients	100	3
Home for care of alcoholic, narcotic or psychiatric patients	OT → RM	S	Prohibited	SUP -> Prohibited	Home for care of alcoholic, narcotic or psychiatric patients	100	3
Home for care of alcoholic, narcotic or psychiatric patients	OT → OTC	S	Prohibited	SUP -> Prohibited	Home for care of alcoholic, narcotic or psychiatric patients	100	3
College, university or private school	OT → TN	P	S	Permitted -> SUP	College, university or private school	100	3
College, university or private school	OT → NE	P	S	Permitted -> SUP	College, university or private school	100	3
College, university or private school	OT → RM	P	S	Permitted -> SUP	College, university or private school	100	3
College, university or private school	OT → OTC	P	S	Permitted -> SUP	College, university or private school	100	3
Day care center (child or adult)	OT → TN	P	S	Permitted -> SUP	Day care center (child or adult)	100	3
Day care center (child or adult)	OT → NE	P	S	Permitted -> SUP	Day care center (child or adult)	100	3
Day care center (child or adult)	OT → RM	P	S	Permitted -> SUP	Day care center (child or adult)	100	3
Day care center (child or adult)	OT → OTC	P	S	Permitted -> SUP	Day care center (child or adult)	100	3
School, elementary or secondary (public or private)	OT → NE	P	PL	Permitted standard changed	School, elementary or secondary (public or private)	100	3
School, elementary or secondary (public or private)	OT → RM	P	PL	Permitted standard changed	School, elementary or secondary (public or private)	100	3
School, elementary or secondary (public or private)	OT → OTC	P	PL	Permitted standard changed	School, elementary or secondary (public or private)	100	3
Trade and commercial schools	OT → TN	S	Prohibited	SUP -> Prohibited	Trade and commercial schools	100	3
Trade and commercial schools	OT → NE	S	Prohibited	SUP -> Prohibited	Trade and commercial schools	100	3
Trade and commercial schools	OT → RM	S	Prohibited	SUP -> Prohibited	Trade and commercial schools	100	3
Trade and commercial schools	OT → OTC	S	Prohibited	SUP -> Prohibited	Trade and commercial schools	100	3
Museum, library or fine art center, art gallery or museum	OT → TN	P	Prohibited	Permitted -> Prohibited	Museum, library or fine art center, art gallery or museum	100	4
Nonprofit organization or institutional	OT → TN	P	Prohibited	Permitted -> Prohibited	Nonprofit organization or institutional	100	4
Nonprofit organization or institutional	OT → NE	P	Prohibited	Permitted -> Prohibited	Nonprofit organization or institutional	100	4
Nonprofit organization or institutional	OT → RM	P	Prohibited	Permitted -> Prohibited	Nonprofit organization or institutional	100	4
Nonprofit organization or institutional	OT → OTC	P	Prohibited	Permitted -> Prohibited	Nonprofit organization or institutional	100	4
Post office	OT → TN	P	Prohibited	Permitted -> Prohibited	Post office	100	4
Post office	OT → NE	P	Prohibited	Permitted -> Prohibited	Post office	100	4
Blood bank	OT → RM	Prohibited	PL	Prohibited -> Permitted	Blood bank	100	5
Care facility	OT → TN	S	Prohibited	SUP -> Prohibited	Care facility	100	5

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Care facility	OT → NE	S	Prohibited	SUP -> Prohibited	Care facility	100	5
Care facility	OT → RM	S	PL	SUP -> Permitted	Care facility	100	5
Care facility	OT → OTC	S	Prohibited	SUP -> Prohibited	Care facility	100	5
Health services facility; including doctor's office or medical clinic	OT → TN	P	Prohibited	Permitted -> Prohibited	Health services facility; including doctor's office or medical clinic	100	5
Health services facility; including doctor's office or medical clinic	OT → NE	P	Prohibited	Permitted -> Prohibited	Health services facility; including doctor's office or medical clinic	100	5
Health services facility; including doctor's office or medical clinic	OT → RM	P	Prohibited	Permitted -> Prohibited	Health services facility; including doctor's office or medical clinic	100	5
Health services facility; including doctor's office or medical clinic	OT → OTC	P	Prohibited	Permitted -> Prohibited	Health services facility; including doctor's office or medical clinic	100	5
Hospital	OT → RM	Prohibited	PL	Prohibited -> Permitted	Hospital	100	5
Massage therapy and spa	OT → TN	P	Prohibited	Permitted -> Prohibited	Massage therapy and spa	100	5
Massage therapy and spa	OT → OTC	P	Prohibited	Permitted -> Prohibited	Massage therapy and spa	100	5
Nursing home (with full medical services)	OT → TN	S	Prohibited	SUP -> Prohibited	Nursing home (with full medical services)	100	5
Country club (private)	OT → TN	P	Prohibited	Permitted -> Prohibited	Country club (private)	100	6
Country club (public)	OT → TN	P	Prohibited	Permitted -> Prohibited	Country club (public)	100	6
Country club (public)	OT → NE	P	S	Permitted -> SUP	Country club (public)	100	6
Country club (public)	OT → RM	P	Prohibited	Permitted -> Prohibited	Country club (public)	100	6
Country club (public)	OT → OTC	P	Prohibited	Permitted -> Prohibited	Country club (public)	100	6
Day camp	OT → NE	Prohibited	S	Prohibited -> SUP	Day camp	100	6
Golf course (public)	OT → TN	P	Prohibited	Permitted -> Prohibited	Golf course (public)	100	6
Golf course (public)	OT → NE	P	Prohibited	Permitted -> Prohibited	Golf course (public)	100	6
Golf course (public)	OT → RM	P	Prohibited	Permitted -> Prohibited	Golf course (public)	100	6
Golf course (public)	OT → OTC	P	Prohibited	Permitted -> Prohibited	Golf course (public)	100	6
Outdoor amusement	OT → RM	Prohibited	PL	Prohibited -> Permitted	Outdoor amusement	100	6
Outdoor amusement	OT → OTC	Prohibited	S	Prohibited -> SUP	Outdoor amusement	100	6
Recreation or amusement establishment	OT → NE	Prohibited	S	Prohibited -> SUP	Recreation or amusement establishment	100	6
Recreation or amusement establishment	OT → RM	Prohibited	S	Prohibited -> SUP	Recreation or amusement establishment	100	6
Recreation or amusement establishment	OT → OTC	Prohibited	S	Prohibited -> SUP	Recreation or amusement establishment	100	6
Tennis or swim club	OT → TN	P	Prohibited	Permitted -> Prohibited	Tennis or swim club	100	6
Tennis or swim club	OT → NE	P	PL	Permitted standard changed	Tennis or swim club	100	6
Tennis or swim club	OT → RM	P	PL	Permitted standard changed	Tennis or swim club	100	6
Tennis or swim club	OT → OTC	P	PL	Permitted standard changed	Tennis or swim club	100	6
Institutions of religious or philanthropic nature	OT → TN	P	Prohibited	Permitted -> Prohibited	Institutions of religious or philanthropic nature	100	7
Institutions of religious or philanthropic nature	OT → NE	P	PL	Permitted standard changed	Institutions of religious or philanthropic nature	100	7
Institutions of religious or philanthropic nature	OT → RM	P	PL	Permitted standard changed	Institutions of religious or philanthropic nature	100	7
Institutions of religious or philanthropic nature	OT → OTC	P	PL	Permitted standard changed	Institutions of religious or philanthropic nature	100	7
Place of worship (primary use)	SF-RE	S	Prohibited	SUP -> Prohibited	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	SF-1	S	Prohibited	SUP -> Prohibited	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	SF-2	S	Prohibited	SUP -> Prohibited	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	NO → NC	P	S	Permitted -> SUP	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	RO → RC	P	S	Permitted -> SUP	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	MU	P	S	Permitted -> SUP	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	OT → NE	Prohibited	S	Prohibited -> SUP	Place of worship (auxiliary use)	87.0967742	7
Place of worship (primary use)	OT → RM	Prohibited	S	Prohibited -> SUP	Place of worship (auxiliary use)	87.0967742	7

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Place of worship (primary use)	OT → OTC	Prohibited	S	Prohibited -> SUP	Place of worship (auxiliary use)	87.0967742	7
Electric power substation	MF	P	S	Permitted -> SUP	Electric power substation	100	7
Electric power substation	NO → NC	P	S	Permitted -> SUP	Electric power substation	100	7
Electric power substation	RO → RC	P	S	Permitted -> SUP	Electric power substation	100	7
Electric power substation	MU	P	S	Permitted -> SUP	Electric power substation	100	7
Electric power substation	LI	P	S	Permitted -> SUP	Electric power substation	100	7
Electric power substation	OT → TN	P	S	Permitted -> SUP	Electric power substation	100	7
Electric power substation	OT → NE	P	S	Permitted -> SUP	Electric power substation	100	7
Electric power substation	OT → RM	P	S	Permitted -> SUP	Electric power substation	100	7
Electric power substation	OT → OTC	P	S	Permitted -> SUP	Electric power substation	100	7
Amusement, indoor	OT → TN	P	Prohibited	Permitted -> Prohibited	Amusement, indoor	100	8
Amusement, indoor	OT → NE	P	Prohibited	Permitted -> Prohibited	Amusement, indoor	100	8
Amusement, indoor	OT → OTC	P	PL	Permitted standard changed	Amusement, indoor	100	8
Amusement, outdoor	OT → TN	S	Prohibited	SUP -> Prohibited	Amusement, outdoor	100	8
Amusement, outdoor	OT → NE	S	Prohibited	SUP -> Prohibited	Amusement, outdoor	100	8
Amusement, outdoor	OT → RM	S	P	SUP -> Permitted	Amusement, outdoor	100	8
Amusement, outdoor	OT → OTC	S	PL	SUP -> Permitted	Amusement, outdoor	100	8
Baseball/softball facility (commercial)	OT → TN	S	Prohibited	SUP -> Prohibited	Baseball/softball facility (commercial)	100	8
Baseball/softball facility (commercial)	OT → NE	S	Prohibited	SUP -> Prohibited	Baseball/softball facility (commercial)	100	8
Baseball/softball facility (commercial)	OT → RM	S	P	SUP -> Permitted	Baseball/softball facility (commercial)	100	8
Baseball/softball facility (commercial)	OT → OTC	S	PL	SUP -> Permitted	Baseball/softball facility (commercial)	100	8
Batting cages, indoor	OT → TN	P	Prohibited	Permitted -> Prohibited	Batting cages, indoor	100	8
Batting cages, indoor	OT → NE	P	Prohibited	Permitted -> Prohibited	Batting cages, indoor	100	8
Batting cages, indoor	OT → OTC	P	PL	Permitted standard changed	Batting cages, indoor	100	8
Bowling alley	OT → TN	P	Prohibited	Permitted -> Prohibited	Bowling alley	100	8
Bowling alley	OT → NE	P	Prohibited	Permitted -> Prohibited	Bowling alley	100	8
Bowling alley	OT → OTC	P	PL	Permitted standard changed	Bowling alley	100	8
Club, commercial or business	OT → TN	P	Prohibited	Permitted -> Prohibited	Club, commercial or business	100	9
Club, commercial or business	OT → NE	P	Prohibited	Permitted -> Prohibited	Club, commercial or business	100	9
Club, commercial or business	OT → OTC	P	PL	Permitted standard changed	Club, commercial or business	100	9
Dance hall	OT → TN	P	Prohibited	Permitted -> Prohibited	Dance hall	100	9
Dance hall	OT → NE	P	Prohibited	Permitted -> Prohibited	Dance hall	100	9
Dance hall	OT → OTC	P	Prohibited	Permitted -> Prohibited	Dance hall	100	9
Drive-in theater	OT → TN	S	Prohibited	SUP -> Prohibited	Drive-in theater	100	9
Drive-in theater	OT → NE	S	Prohibited	SUP -> Prohibited	Drive-in theater	100	9
Drive-in theater	OT → RM	S	P	SUP -> Permitted	Drive-in theater	100	9
Drive-in theater	OT → OTC	S	Prohibited	SUP -> Prohibited	Drive-in theater	100	9
Fairground or exhibition area	OT → TN	P	Prohibited	Permitted -> Prohibited	Fairground or exhibition area	100	9
Fairground or exhibition area	OT → NE	P	Prohibited	Permitted -> Prohibited	Fairground or exhibition area	100	9
Fairground or exhibition area	OT → OTC	P	Prohibited	Permitted -> Prohibited	Fairground or exhibition area	100	9
Gambling facility (including bingo and 8-liners)	OT → TN	S	Prohibited	SUP -> Prohibited	Gambling facility (including bingo and 8-liners)	100	9
Gambling facility (including bingo and 8-liners)	OT → NE	S	Prohibited	SUP -> Prohibited	Gambling facility (including bingo and 8-liners)	100	9
Go-cart track	OT → RM	Prohibited	S	Prohibited -> SUP	Go-cart track	100	9
Go-cart track	OT → OTC	Prohibited	PL	Prohibited -> Permitted	Go-cart track	100	9
Health or recreation club	OT → TN	P	Prohibited	Permitted -> Prohibited	Health or recreation club	100	9
Health or recreation club	OT → NE	P	Prohibited	Permitted -> Prohibited	Health or recreation club	100	9
Health or recreation club	OT → OTC	P	Prohibited	Permitted -> Prohibited	Health or recreation club	100	9
Indoor recreation	OT → TN	P	Prohibited	Permitted -> Prohibited	Indoor recreation	100	9
Indoor recreation	OT → NE	P	Prohibited	Permitted -> Prohibited	Indoor recreation	100	9
Indoor recreation	OT → OTC	P	PL	Permitted standard changed	Indoor recreation	100	9
Lodge or civic club	OT → TN	P	Prohibited	Permitted -> Prohibited	Lodge or civic club	100	9

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Lodge or civic club	OT → NE	P	Prohibited	Permitted -> Prohibited	Lodge or civic club	100	9
Lodge or civic club	OT → OTC	P	PL	Permitted standard changed	Lodge or civic club	100	9
Museum/cultural facility	OT → TN	P	Prohibited	Permitted -> Prohibited	Museum/cultural facility	100	9
Museum/cultural facility	OT → NE	P	PL	Permitted standard changed	Museum/cultural facility	100	9
Museum/cultural facility	OT → OTC	P	S	Permitted -> SUP	Museum/cultural facility	100	9
Micro-brewery	OT → TN	P	Prohibited	Permitted -> Prohibited	Micro-brewery	100	10
Micro-brewery	OT → NE	P	S	Permitted -> SUP	Micro-brewery	100	10
Restaurant without drive-through-service, café, cafeteria	OT → TN	P	Prohibited	Permitted -> Prohibited	Restaurant without drive-through service, café, cafeteria	85.2173913	10
Restaurant without drive-through-service, café, cafeteria	OT → NE	P	PL	Permitted standard changed	Restaurant without drive-through service, café, cafeteria	85.2173913	10
Restaurant with drive-through service (fast food)	LI	P	Prohibited	Permitted -> Prohibited	Restaurant with drive-through service (fast food)	84.8484848	10
Restaurant with drive-through service (fast food)	OT → TN	S	Prohibited	SUP -> Prohibited	Restaurant with drive-through service (fast food)	84.8484848	10
Restaurant with drive-through service (fast food)	OT → NE	S	Prohibited	SUP -> Prohibited	Restaurant with drive-through service (fast food)	84.8484848	10
Shooting or weapons firing range	OT → TN	S	Prohibited	SUP -> Prohibited	Shooting or weapons firing range	100	10
Shooting or weapons firing range	OT → NE	S	Prohibited	SUP -> Prohibited	Shooting or weapons firing range	100	10
Shooting or weapons firing range	OT → RM	S	Prohibited	SUP -> Prohibited	Shooting or weapons firing range	100	10
Shooting or weapons firing range	OT → OTC	S	Prohibited	SUP -> Prohibited	Shooting or weapons firing range	100	10
Swimming pool, commercial	OT → TN	S	Prohibited	SUP -> Prohibited	Swimming pool, commercial	100	10
Swimming pool, commercial	OT → NE	S	Prohibited	SUP -> Prohibited	Swimming pool, commercial	100	10
Swimming pool, commercial	OT → RM	S	Prohibited	SUP -> Prohibited	Swimming pool, commercial	100	10
Swimming pool, commercial	OT → OTC	S	Prohibited	SUP -> Prohibited	Swimming pool, commercial	100	10
Theater, movie theater or auditorium	OT → TN	S	Prohibited	SUP -> Prohibited	Theater, movie theater or auditorium	100	10
Theater, movie theater or auditorium	OT → NE	S	Prohibited	SUP -> Prohibited	Theater, movie theater or auditorium	100	10
Bed and breakfast inn	OT → TN	S	Prohibited	SUP -> Prohibited	Bed and breakfast inn	100	11
Bed and breakfast inn	OT → NE	S	PL	SUP -> Permitted	Bed and breakfast inn	100	11
Bed and breakfast inn	OT → RM	S	P	SUP -> Permitted	Bed and breakfast inn	100	11
Hotel, motel or inn	OT → TN	P	Prohibited	Permitted -> Prohibited	Hotel, motel or inn	100	11
Hotel, motel or inn	OT → NE	P	PL	Permitted standard changed	Hotel, motel or inn	100	11
Hotel, motel or inn	OT → OTC	P	S	Permitted -> SUP	Hotel, motel or inn	100	11
Recreational vehicle park	OT → TN	S	Prohibited	SUP -> Prohibited	Recreational vehicle park	100	11
Recreational vehicle park	OT → NE	S	Prohibited	SUP -> Prohibited	Recreational vehicle park	100	11
Recreational vehicle park	OT → RM	S	Prohibited	SUP -> Prohibited	Recreational vehicle park	100	11
Recreational vehicle park	OT → OTC	S	Prohibited	SUP -> Prohibited	Recreational vehicle park	100	11
Bank, financial institution	OT → TN	P	Prohibited	Permitted -> Prohibited	Bank, financial institution	100	11
Bank, financial institution	OT → NE	P	PL	Permitted standard changed	Bank, financial institution	100	11
Bank, financial institution	OT → OTC	P	Prohibited	Permitted -> Prohibited	Bank, financial institution	100	11
Lending institutions	OT → TN	S	Prohibited	SUP -> Prohibited	Lending institutions	100	11
Lending institutions	OT → NE	S	Prohibited	SUP -> Prohibited	Lending institutions	100	11
Lending institutions	OT → RM	S	Prohibited	SUP -> Prohibited	Lending institutions	100	11
Lending institutions	OT → OTC	S	Prohibited	SUP -> Prohibited	Lending institutions	100	11
Offices, professional and administrative	OT → TN	P	Prohibited	Permitted -> Prohibited	Offices, professional and administrative	100	11
Offices, professional and administrative	OT → NE	P	PL	Permitted standard changed	Offices, professional and administrative	100	11
Offices, professional and administrative	OT → OTC	P	PC*	Permitted standard changed	Offices, professional and administrative	100	11
Animal hospital	OT → TN	P	Prohibited	Permitted -> Prohibited	Animal hospital	100	11
Animal hospital	OT → NE	P	PL	Permitted standard changed	Animal hospital	100	11

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Animal hospital	OT → OTC	P	Prohibited	Permitted -> Prohibited	Animal hospital	100	11
Antique shop or resale	OT → TN	P	Prohibited	Permitted -> Prohibited	Antique shop	75	11
Antique shop or resale	OT → NE	P	PL	Permitted standard changed	Antique shop	75	11
Antique shop or resale	OT → OTC	P	Prohibited	Permitted -> Prohibited	Antique shop	75	11
Appliance, sales, supply or repair	OT → TN	S	Prohibited	SUP -> Prohibited	Appliance, sales, supply or repair	100	11
Appliance, sales, supply or repair	OT → NE	S	PL	SUP -> Permitted	Appliance, sales, supply or repair	100	11
Appliance, sales, supply or repair	OT → RM	S	P	SUP -> Permitted	Appliance, sales, supply or repair	100	11
Appliance, sales, supply or repair	OT → OTC	S	PL	SUP -> Permitted	Appliance, sales, supply or repair	100	11
Bakery, retail sales	OT → TN	P	Prohibited	Permitted -> Prohibited	Bakery, retail sales	100	11
Bakery, retail sales	OT → NE	P	PL	Permitted standard changed	Bakery, retail sales	100	11
Bakery, retail sales	OT → OTC	P	PL	Permitted standard changed	Bakery, retail sales	100	11
Barber or beauty shop	OT → TN	P	Prohibited	Permitted -> Prohibited	Barber or beauty shop	100	12
Barber or beauty shop	OT → NE	P	PL	Permitted standard changed	Barber or beauty shop	100	12
Barber or beauty shop	OT → OTC	P	PL	Permitted standard changed	Barber or beauty shop	100	12
Boat rental or sales	OT → NE	Prohibited	PL	Prohibited -> Permitted	Boat rental or sales	100	12
Boat rental or sales	OT → RM	Prohibited	PL	Prohibited -> Permitted	Boat rental or sales	100	12
Book, stationery stores or newsstand	OT → TN	P	Prohibited	Permitted -> Prohibited	Book, stationery stores or newsstand	100	12
Book, stationery stores or newsstand	OT → NE	P	Prohibited	Permitted -> Prohibited	Book, stationery stores or newsstand	100	12
Book, stationery stores or newsstand	OT → RM	P	Prohibited	Permitted -> Prohibited	Book, stationery stores or newsstand	100	12
Book, stationery stores or newsstand	OT → OTC	P	Prohibited	Permitted -> Prohibited	Book, stationery stores or newsstand	100	12
Building material and lumber stores	OT → TN	S	Prohibited	SUP -> Prohibited	Building material and lumber stores	100	12
Building material and lumber stores	OT → NE	S	Prohibited	SUP -> Prohibited	Building material and lumber stores	100	12
Building material and lumber stores	OT → RM	S	Prohibited	SUP -> Prohibited	Building material and lumber stores	100	12
Building material and lumber stores	OT → OTC	S	Prohibited	SUP -> Prohibited	Building material and lumber stores	100	12
Business college or commercial school	OT → TN	P	Prohibited	Permitted -> Prohibited	Business college or commercial school	100	12
Business college or commercial school	OT → NE	P	Prohibited	Permitted -> Prohibited	Business college or commercial school	100	12
Business college or commercial school	OT → RM	P	Prohibited	Permitted -> Prohibited	Business college or commercial school	100	12
Business college or commercial school	OT → OTC	P	Prohibited	Permitted -> Prohibited	Business college or commercial school	100	12
Candy or cake shop	OT → TN	S	Prohibited	SUP -> Prohibited	Candy or cake shop	100	12
Candy or cake shop	OT → NE	S	PL	SUP -> Permitted	Candy or cake shop	100	12
Candy or cake shop	OT → RM	S	P	SUP -> Permitted	Candy or cake shop	100	12
Candy or cake shop	OT → OTC	S	PL	SUP -> Permitted	Candy or cake shop	100	12
Caterer or wedding service	OT → TN	P	Prohibited	Permitted -> Prohibited	Caterer or wedding service	100	12
Caterer or wedding service	OT → NE	P	PL	Permitted standard changed	Caterer or wedding service	100	12
Caterer or wedding service	OT → OTC	P	Prohibited	Permitted -> Prohibited	Caterer or wedding service	100	12
Clothing/wearing apparel sales, new	OT → TN	P	Prohibited	Permitted -> Prohibited	Clothing/wearing apparel sales, new	100	12
Clothing/wearing apparel sales, new	OT → NE	P	Prohibited	Permitted -> Prohibited	Clothing/wearing apparel sales, new	100	12
Clothing/wearing apparel sales, new	OT → OTC	P	Prohibited	Permitted -> Prohibited	Clothing/wearing apparel sales, new	100	12
Convenience store (no gas pumps)	OT → TN	P	Prohibited	Permitted -> Prohibited	Convenience store (no gas pumps)	100	13
Convenience store (no gas pumps)	OT → NE	P	Prohibited	Permitted -> Prohibited	Convenience store (no gas pumps)	100	13
Copy store or commercial print without off-set printing	OT → TN	P	Prohibited	Permitted -> Prohibited	Copy store or commercial print without off-set printing	100	13

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Copy store or commercial print without off-set printing	OT → NE	P	Prohibited	Permitted -> Prohibited	Copy store or commercial print without off-set printing	100	13
Copy store or commercial print without off-set printing	OT → OTC	P	PL	Permitted standard changed	Copy store or commercial print without off-set printing	100	13
Dance studio	OT → TN	P	Prohibited	Permitted -> Prohibited	Dance studio	100	13
Dance studio	OT → NE	P	Prohibited	Permitted -> Prohibited	Dance studio	100	13
Dance studio	OT → OTC	P	PL	Permitted standard changed	Dance studio	100	13
Dog training school	OT → TN	S	Prohibited	SUP -> Prohibited	Dog training school	100	13
Dog training school	OT → NE	S	Prohibited	SUP -> Prohibited	Dog training school	100	13
Dog training school	OT → RM	S	Prohibited	SUP -> Prohibited	Dog training school	100	13
Dog training school	OT → OTC	S	Prohibited	SUP -> Prohibited	Dog training school	100	13
Drapery shop	OT → TN	P	Prohibited	Permitted -> Prohibited	Drapery shop	100	13
Drapery shop	OT → NE	P	Prohibited	Permitted -> Prohibited	Drapery shop	100	13
Drapery shop	OT → RM	P	Prohibited	Permitted -> Prohibited	Drapery shop	100	13
Drapery shop	OT → OTC	P	Prohibited	Permitted -> Prohibited	Drapery shop	100	13
Dressmaking, custom; millinery shop	OT → TN	P	Prohibited	Permitted -> Prohibited	Dressmaking, custom; millinery shop	100	13
Dressmaking, custom; millinery shop	OT → NE	P	Prohibited	Permitted -> Prohibited	Dressmaking, custom; millinery shop	100	13
Dressmaking, custom; millinery shop	OT → RM	P	Prohibited	Permitted -> Prohibited	Dressmaking, custom; millinery shop	100	13
Dressmaking, custom; millinery shop	OT → OTC	P	Prohibited	Permitted -> Prohibited	Dressmaking, custom; millinery shop	100	13
Freestanding department store	OT → TN	PC	Prohibited	Permitted -> Prohibited	Freestanding department store	100	13
Freestanding department store	OT → NE	PC	Prohibited	Permitted -> Prohibited	Freestanding department store	100	13
Freestanding department store	OT → RM	PC	P	Permitted standard changed	Freestanding department store	100	13
Freestanding department store	OT → OTC	PC	PL	Permitted standard changed	Freestanding department store	100	13
Furniture sales, new and used (office or residential) in a building	OT → TN	S	Prohibited	SUP -> Prohibited	Furniture sales, new and used (office or residential) in a building	100	14
Furniture sales, new and used (office or residential) in a building	OT → NE	S	Prohibited	SUP -> Prohibited	Furniture sales, new and used (office or residential) in a building	100	14
Furniture sales, new and used (office or residential) in a building	OT → RM	S	P	SUP -> Permitted	Furniture sales, new and used (office or residential) in a building	100	14
Furniture sales, new and used (office or residential) in a building	OT → OTC	S	Prohibited	SUP -> Prohibited	Furniture sales, new and used (office or residential) in a building	100	14
Furniture upholstery, refinishing or resale	OT → TN	S	Prohibited	SUP -> Prohibited	Furniture upholstery, refinishing or resale	100	14
Furniture upholstery, refinishing or resale	OT → NE	S	Prohibited	SUP -> Prohibited	Furniture upholstery, refinishing or resale	100	14
Furniture upholstery, refinishing or resale	OT → RM	S	P	SUP -> Permitted	Furniture upholstery, refinishing or resale	100	14
Furniture upholstery, refinishing or resale	OT → OTC	S	Prohibited	SUP -> Prohibited	Furniture upholstery, refinishing or resale	100	14
General merchandise store	OT → TN	PC	Prohibited	Permitted -> Prohibited	General merchandise store	100	14
General merchandise store	OT → NE	PC	PL	Permitted standard changed	General merchandise store	100	14
General merchandise store	OT → RM	PC	P	Permitted standard changed	General merchandise store	100	14
General merchandise store	OT → OTC	PC	P	Permitted standard changed	General merchandise store	100	14
Greenhouse or nursery for retail plant sales	OT → TN	P	Prohibited	Permitted -> Prohibited	Greenhouse or nursery for retail plant sales	100	14
Greenhouse or nursery for retail plant sales	OT → NE	P	PL	Permitted standard changed	Greenhouse or nursery for retail plant sales	100	14
Greenhouse or nursery for retail plant sales	OT → OTC	P	Prohibited	Permitted -> Prohibited	Greenhouse or nursery for retail plant sales	100	14
Grocery store, meat market	OT → TN	S	Prohibited	SUP -> Prohibited	Grocery store, meat market	100	14
Grocery store, meat market	OT → NE	S	PL	SUP -> Permitted	Grocery store, meat market	100	14
Grocery store, meat market	OT → RM	S	P	SUP -> Permitted	Grocery store, meat market	100	14
Grocery store, meat market	OT → OTC	S	Prohibited	SUP -> Prohibited	Grocery store, meat market	100	14

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Gunsmithing, repairs or sales	OT → TN	P	Prohibited	Permitted -> Prohibited	Gunsmithing, repairs or sales	100	14
Gunsmithing, repairs or sales	OT → NE	P	Prohibited	Permitted -> Prohibited	Gunsmithing, repairs or sales	100	14
Gunsmithing, repairs or sales	OT → OTC	P	Prohibited	Permitted -> Prohibited	Gunsmithing, repairs or sales	100	14
Handicraft shop	OT → TN	P	Prohibited	Permitted -> Prohibited	Handicraft shop	100	14
Handicraft shop	OT → NE	P	PL	Permitted standard changed	Handicraft shop	100	14
Handicraft shop	OT → OTC	P	PL	Permitted standard changed	Handicraft shop	100	14
Hardware store	OT → TN	PC	Prohibited	Permitted -> Prohibited	Hardware store	100	14
Hardware store	OT → NE	PC	PL	Permitted standard changed	Hardware store	100	14
Hardware store	OT → RM	PC	P	Permitted standard changed	Hardware store	100	14
Hardware store	OT → OTC	PC	PL	Permitted standard changed	Hardware store	100	14
Home improvement superstore	OT → RM	Prohibited	P	Prohibited -> Permitted	Home improvement superstore	100	14
Interior decorating	OT → TN	PC	Prohibited	Permitted -> Prohibited	Interior decorating	100	14
Interior decorating	OT → NE	PC	Prohibited	Permitted -> Prohibited	Interior decorating	100	14
Interior decorating	OT → RM	PC	P	Permitted standard changed	Interior decorating	100	14
Interior decorating	OT → OTC	PC	Prohibited	Permitted -> Prohibited	Interior decorating	100	14
Kiosk	OT → TN	S	Prohibited	SUP -> Prohibited	Kiosk	100	15
Kiosk	OT → RM	S	P	SUP -> Permitted	Kiosk	100	15
Kiosk	OT → OTC	S	P	SUP -> Permitted	Kiosk	100	15
Large retail store	OT → TN	PC	Prohibited	Permitted -> Prohibited	Large retail store	100	15
Large retail store	OT → NE	PC	Prohibited	Permitted -> Prohibited	Large retail store	100	15
Large retail store	OT → RM	PC	S	Permitted -> SUP	Large retail store	100	15
Large retail store	OT → OTC	PC	S	Permitted -> SUP	Large retail store	100	15
Laundry or dry-cleaning collection office	OT → TN	P	Prohibited	Permitted -> Prohibited	Laundry or dry cleaning collection office	78.0487805	15
Laundry or dry-cleaning collection office	OT → NE	P	Prohibited	Permitted -> Prohibited	Laundry or dry cleaning collection office	78.0487805	15
Laundry or dry-cleaning collection office	OT → RM	P	PL	Permitted standard changed	Laundry or dry cleaning collection office	78.0487805	15
Laundry or dry-cleaning collection office	OT → OTC	P	PL	Permitted standard changed	Laundry or dry cleaning collection office	78.0487805	15
Laundry, dry cleaning or washeteria	OT → TN	P	Prohibited	Permitted -> Prohibited	Laundry, dry cleaning or washeteria	100	15
Laundry, dry cleaning or washeteria	OT → NE	P	Prohibited	Permitted -> Prohibited	Laundry, dry cleaning or washeteria	100	15
Laundry, dry cleaning or washeteria	OT → RM	P	PL	Permitted standard changed	Laundry, dry cleaning or washeteria	100	15
Laundry, dry cleaning or washeteria	OT → OTC	P	PL	Permitted standard changed	Laundry, dry cleaning or washeteria	100	15
Leather goods shop	OT → TN	P	Prohibited	Permitted -> Prohibited	Leather goods shop	100	15
Leather goods shop	OT → NE	P	PL	Permitted standard changed	Leather goods shop	100	15
Leather goods shop	OT → RM	P	PL	Permitted standard changed	Leather goods shop	100	15
Leather goods shop	OT → OTC	P	Prohibited	Permitted -> Prohibited	Leather goods shop	100	15
Liquor or package store	OT → TN	S	Prohibited	SUP -> Prohibited	Liquor or package store	100	15
Liquor or package store	OT → OTC	S	Prohibited	SUP -> Prohibited	Liquor or package store	100	15
Locksmith	OT → TN	P	Prohibited	Permitted -> Prohibited	Locksmith	100	15
Locksmith	OT → NE	P	PL	Permitted standard changed	Locksmith	100	15
Locksmith	OT → RM	P	PL	Permitted standard changed	Locksmith	100	15
Locksmith	OT → OTC	P	Prohibited	Permitted -> Prohibited	Locksmith	100	15
Medical supplies/equipment sales or rental	OT → TN	P	Prohibited	Permitted -> Prohibited	Medical supplies/equipment sales or rental	100	15
Medical supplies/equipment sales or rental	OT → NE	P	Prohibited	Permitted -> Prohibited	Medical supplies/equipment sales or rental	100	15
Medical	OT → RM	P	PL	Permitted standard	Medical	100	15

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
supplies/equipment sales or rental				changed	supplies/equipment sales or rental		
Medical supplies/equipment sales or rental	OT → OTC	P	Prohibited	Permitted -> Prohibited	Medical supplies/equipment sales or rental	100	15
Newspaper distribution center	OT → TN	P	Prohibited	Permitted -> Prohibited	Newspaper distribution center	100	16
Newspaper distribution center	OT → NE	P	Prohibited	Permitted -> Prohibited	Newspaper distribution center	100	16
Newspaper distribution center	OT → RM	P	Prohibited	Permitted -> Prohibited	Newspaper distribution center	100	16
Newspaper distribution center	OT → OTC	P	Prohibited	Permitted -> Prohibited	Newspaper distribution center	100	16
Optician	OT → TN	P	Prohibited	Permitted -> Prohibited	Optician	100	16
Optician	OT → OTC	P	Prohibited	Permitted -> Prohibited	Optician	100	16
Pawnshop	OT → TN	S	Prohibited	SUP -> Prohibited	Pawnshop	100	16
Pawnshop	OT → NE	S	Prohibited	SUP -> Prohibited	Pawnshop	100	16
Pawnshop	OT → RM	S	Prohibited	SUP -> Prohibited	Pawnshop	100	16
Pet day care	OT → TN	P	Prohibited	Permitted -> Prohibited	Pet day care	100	16
Pet day care	OT → NE	P	Prohibited	Permitted -> Prohibited	Pet day care	100	16
Pet day care	OT → RM	P	Prohibited	Permitted -> Prohibited	Pet day care	100	16
Pet day care	OT → OTC	P	Prohibited	Permitted -> Prohibited	Pet day care	100	16
Pet lodging	OT → TN	S	Prohibited	SUP -> Prohibited	Pet lodging	100	16
Pet lodging	OT → NE	S	Prohibited	SUP -> Prohibited	Pet lodging	100	16
Pet lodging	OT → RM	S	Prohibited	SUP -> Prohibited	Pet lodging	100	16
Pet lodging	OT → OTC	S	Prohibited	SUP -> Prohibited	Pet lodging	100	16
Pharmacy/drugstore with or without drive-through	OT → TN	PC	Prohibited	Permitted -> Prohibited	Pharmacy/drugstore with or without drive-through	100	16
Pharmacy/drugstore with or without drive-through	OT → NE	PC	P	Permitted standard changed	Pharmacy/drugstore with or without drive-through	100	16
Pharmacy/drugstore with or without drive-through	OT → RM	PC	P	Permitted standard changed	Pharmacy/drugstore with or without drive-through	100	16
Pharmacy/drugstore with or without drive-through	OT → OTC	PC	P	Permitted standard changed	Pharmacy/drugstore with or without drive-through	100	16
Photograph, portrait/camera shop or photo	OT → TN	P	Prohibited	Permitted -> Prohibited	Photograph, portrait/camera shop or photo finishing	100	16
Plumbing shop	OT → TN	P	Prohibited	Permitted -> Prohibited	Plumbing shop	100	16
Plumbing shop	OT → NE	P	Prohibited	Permitted -> Prohibited	Plumbing shop	100	16
Plumbing shop	OT → RM	P	Prohibited	Permitted -> Prohibited	Plumbing shop	100	16
Plumbing shop	OT → OTC	P	Prohibited	Permitted -> Prohibited	Plumbing shop	100	16
Recording studio	OT → TN	P	Prohibited	Permitted -> Prohibited	Recording studio	100	17
Recording studio	OT → NE	P	Prohibited	Permitted -> Prohibited	Recording studio	100	17
Saddle or harness, repair or sales	OT → TN	P	Prohibited	Permitted -> Prohibited	Saddle or harness, repair or sales	100	17
Saddle or harness, repair or sales	OT → NE	P	Prohibited	Permitted -> Prohibited	Saddle or harness, repair or sales	100	17
Saddle or harness, repair or sales	OT → RM	P	PL	Permitted standard changed	Saddle or harness, repair or sales	100	17
Saddle or harness, repair or sales	OT → OTC	P	PL	Permitted standard changed	Saddle or harness, repair or sales	100	17
Shoeshine shop	OT → TN	P	Prohibited	Permitted -> Prohibited	Shoe shine shop	96.5517241	17
Shoeshine shop	OT → NE	P	Prohibited	Permitted -> Prohibited	Shoe shine shop	96.5517241	17
Shoeshine shop	OT → RM	P	PL	Permitted standard changed	Shoe shine shop	96.5517241	17
Shoeshine shop	OT → OTC	P	PL	Permitted standard changed	Shoe shine shop	96.5517241	17
Studio, music, art or photography	OT → TN	P	Prohibited	Permitted -> Prohibited	Studio, music, art or photography	100	17
Studio, music, art or photography	OT → NE	P	Prohibited	Permitted -> Prohibited	Studio, music, art or photography	100	17
Studio, music, art or photography	OT → RM	P	PL	Permitted standard changed	Studio, music, art or photography	100	17
Studio, music, art or photography	OT → OTC	P	PL	Permitted standard changed	Studio, music, art or photography	100	17
Studio for radio or television	OT → TN	P	Prohibited	Permitted -> Prohibited	Studio for radio or television	100	17
Studio for radio or television	OT → NE	P	Prohibited	Permitted -> Prohibited	Studio for radio or television	100	17

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Studio for radio or television	OT → RM	P	PL	Permitted standard changed	Studio for radio or television	100	17
Studio for radio or television	OT → OTC	P	PL	Permitted standard changed	Studio for radio or television	100	17
Tailor, clothing or apparel shop	OT → TN	P	Prohibited	Permitted -> Prohibited	Tailor, clothing or apparel shop	100	17
Tailor, clothing or apparel shop	OT → NE	P	PL	Permitted standard changed	Tailor, clothing or apparel shop	100	17
Tailor, clothing or apparel shop	OT → RM	P	PL	Permitted standard changed	Tailor, clothing or apparel shop	100	17
Tailor, clothing or apparel shop	OT → OTC	P	PL	Permitted standard changed	Tailor, clothing or apparel shop	100	17
Tattoo parlor	OT → TN	S	Prohibited	SUP -> Prohibited	Tattoo parlor	100	17
Tattoo parlor	OT → NE	S	Prohibited	SUP -> Prohibited	Tattoo parlor	100	17
Tattoo parlor	OT → RM	S	Prohibited	SUP -> Prohibited	Tattoo parlor	100	17
Tattoo parlor	OT → OTC	S	Prohibited	SUP -> Prohibited	Tattoo parlor	100	17
Wedding chapel	OT → TN	S	Prohibited	SUP -> Prohibited	Wedding chapel	100	17
Wedding chapel	OT → NE	S	Prohibited	SUP -> Prohibited	Wedding chapel	100	17
Wedding chapel	OT → RM	S	PL	SUP -> Permitted	Wedding chapel	100	17
Wedding chapel	OT → OTC	S	PL	SUP -> Permitted	Wedding chapel	100	17
Vapor store	OT → TN	S	Prohibited	SUP -> Prohibited	Vapor store	100	17
Vapor store	OT → NE	S	Prohibited	SUP -> Prohibited	Vapor store	100	17
Vapor store	OT → RM	S	Prohibited	SUP -> Prohibited	Vapor store	100	17
Vapor store	OT → OTC	S	Prohibited	SUP -> Prohibited	Vapor store	100	17
New auto accessory and parts sales store	OT → TN	P	Prohibited	Permitted -> Prohibited	New auto accessory and parts sales store	100	18
New auto accessory and parts sales store	OT → NE	P	Prohibited	Permitted -> Prohibited	New auto accessory and parts sales store	100	18
New auto accessory and parts sales store	OT → RM	P	Prohibited	Permitted -> Prohibited	New auto accessory and parts sales store	100	18
New auto accessory and parts sales store	OT → OTC	P	Prohibited	Permitted -> Prohibited	New auto accessory and parts sales store	100	18
Parking area or garage, storage commercial or auxiliary	OT → NE	Prohibited	S	Prohibited -> SUP	Parking area or garage, storage commercial or auxiliary	100	19
Parking area or garage, storage commercial or auxiliary	OT → RM	Prohibited	S	Prohibited -> SUP	Parking area or garage, storage commercial or auxiliary	100	19
Parking area or garage, storage commercial or auxiliary	OT → OTC	Prohibited	S	Prohibited -> SUP	Parking area or garage, storage commercial or auxiliary	100	19
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	OT → TN	S	Prohibited	SUP -> Prohibited	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	100	20
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	OT → NE	S	Prohibited	SUP -> Prohibited	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	100	20
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	OT → RM	S	Prohibited	SUP -> Prohibited	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	100	20
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	OT → OTC	S	Prohibited	SUP -> Prohibited	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)	100	20
Carpet and rug cleaning	OT → TN	P	Prohibited	Permitted -> Prohibited	Carpet and rug cleaning	100	20
Carpet and rug cleaning	OT → NE	P	Prohibited	Permitted -> Prohibited	Carpet and rug cleaning	100	20
Carpet and rug cleaning	OT → RM	P	Prohibited	Permitted -> Prohibited	Carpet and rug cleaning	100	20
Carpet and rug cleaning	OT → OTC	P	Prohibited	Permitted -> Prohibited	Carpet and rug cleaning	100	20
Coffee Roasting	OT → TN	PC	Prohibited	Permitted -> Prohibited	Coffee roasting	93.3333333	20
Coffee Roasting	OT → NE	PC	Prohibited	Permitted -> Prohibited	Coffee roasting	93.3333333	20
Coffee Roasting	OT → RM	PC	PL	Permitted standard changed	Coffee roasting	93.3333333	20

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Coffee Roasting	OT → OTC	PC	PL	Permitted standard changed	Coffee roasting	93.3333333	20
Furniture or cabinet repair or construction	OT → TN	P	Prohibited	Permitted -> Prohibited	Furniture or cabinet repair or construction	100	21
Furniture or cabinet repair or construction	OT → NE	P	Prohibited	Permitted -> Prohibited	Furniture or cabinet repair or construction	100	21
Furniture or cabinet repair or construction	OT → RM	P	PL	Permitted standard changed	Furniture or cabinet repair or construction	100	21
Furniture or cabinet repair or construction	OT → OTC	P	Prohibited	Permitted -> Prohibited	Furniture or cabinet repair or construction	100	21
Storage and repair of furniture & appliances inside a building	OT → TN	P	Prohibited	Permitted -> Prohibited	Storage and repair of furniture & appliances inside a building	100	21
Storage and repair of furniture & appliances inside a building	OT → NE	P	Prohibited	Permitted -> Prohibited	Storage and repair of furniture & appliances inside a building	100	21
Storage and repair of furniture & appliances inside a building	OT → RM	P	Prohibited	Permitted -> Prohibited	Storage and repair of furniture & appliances inside a building	100	21
Storage and repair of furniture & appliances inside a building	OT → OTC	P	Prohibited	Permitted -> Prohibited	Storage and repair of furniture & appliances inside a building	100	21
Manufacturing medical marijuana	OT → TN	S	Prohibited	SUP -> Prohibited	Manufacturing medical marijuana	100	22
Manufacturing medical marijuana	OT → NE	S	Prohibited	SUP -> Prohibited	Manufacturing medical marijuana	100	22
Manufacturing medical marijuana	OT → RM	S	Prohibited	SUP -> Prohibited	Manufacturing medical marijuana	100	22
Manufacturing medical marijuana	OT → OTC	S	Prohibited	SUP -> Prohibited	Manufacturing medical marijuana	100	22
Monument work, finishing, carving, sales	OT → RM	Prohibited	PL	Prohibited -> Permitted	Monument works, finishing, carving, sales	98.7654321	22
Monument work, finishing, carving, sales	OT → OTC	Prohibited	PL	Prohibited -> Permitted	Monument works, finishing, carving, sales	98.7654321	22
Printing, lithographing, bookbinding, newspapers or publishing	OT → NE	Prohibited	PL	Prohibited -> Permitted	Printing, lithographing, book-binding, newspapers or publishing	99.2	23
Printing, lithographing, bookbinding, newspapers or publishing	OT → RM	Prohibited	PL	Prohibited -> Permitted	Printing, lithographing, book-binding, newspapers or publishing	99.2	23
Printing, lithographing, bookbinding, newspapers or publishing	OT → OTC	Prohibited	PL	Prohibited -> Permitted	Printing, lithographing, book-binding, newspapers or publishing	99.2	23
Scientific and research labs	OT → NE	Prohibited	PL	Prohibited -> Permitted	Scientific and research labs	100	23
Scientific and research labs	OT → RM	Prohibited	PL	Prohibited -> Permitted	Scientific and research labs	100	23
Brewery, distillery or winery	OT → TN	S	Prohibited	SUP -> Prohibited	Brewery, distillery or winery	100	24
Brewery, distillery or winery	OT → NE	S	Prohibited	SUP -> Prohibited	Brewery, distillery or winery	100	24
Airport, aviation field, helistop or landing area	OT → TN	S	Prohibited	SUP -> Prohibited	Airport, aviation field, helistop or landing area	100	29
Airport, aviation field, helistop or landing area	OT → NE	S	Prohibited	SUP -> Prohibited	Airport, aviation field, helistop or landing area	100	29
Airport, aviation field, helistop or landing area	OT → RM	S	Prohibited	SUP -> Prohibited	Airport, aviation field, helistop or landing area	100	29
Airport, aviation field, helistop or landing area	OT → OTC	S	Prohibited	SUP -> Prohibited	Airport, aviation field, helistop or landing area	100	29
Railroad or bus passenger station	OT → TN	S	Prohibited	SUP -> Prohibited	Railroad or bus passenger station	100	29
Railroad or bus passenger station	OT → NE	S	Prohibited	SUP -> Prohibited	Railroad or bus passenger station	100	29
Railroad or bus passenger station	RO → RC	Prohibited	S	Prohibited -> SUP	Railroad roundhouse or RR car repair shop	75	29
Railroad or bus passenger station	MU	Prohibited	S	Prohibited -> SUP	Railroad roundhouse or RR car repair shop	75	29
Railroad or bus passenger station	LI	Prohibited	P	Prohibited -> Permitted	Railroad roundhouse or RR car repair shop	75	29
Railroad or bus passenger station	OT → RM	Prohibited	S	Prohibited -> SUP	Railroad roundhouse or RR car repair shop	75	29
Railroad or bus passenger station	OT → OTC	Prohibited	S	Prohibited -> SUP	Railroad roundhouse or RR car repair shop	75	29

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
Urban Agriculture	OT → TN	P	Prohibited	Permitted -> Prohibited	Urban agriculture	100	30
Compression facilities, gathering stations+	OT → TN	S	Prohibited	SUP -> Prohibited	Compression facilities, gathering stations 2	96.5517241	30
Compression facilities, gathering stations+	OT → NE	S	Prohibited	SUP -> Prohibited	Compression facilities, gathering stations 2	96.5517241	30
Compression facilities, gathering stations+	OT → RM	S	Prohibited	SUP -> Prohibited	Compression facilities, gathering stations 2	96.5517241	30
Compression facilities, gathering stations+	OT → OTC	S	Prohibited	SUP -> Prohibited	Compression facilities, gathering stations 2	96.5517241	30
Gas drilling and production+	OT → TN	S	Prohibited	SUP -> Prohibited	Gas drilling and production	98.1818182	30
Gas drilling and production+	OT → NE	S	Prohibited	SUP -> Prohibited	Gas drilling and production	98.1818182	30
Gas drilling and production+	OT → RM	S	Prohibited	SUP -> Prohibited	Gas drilling and production	98.1818182	30
Gas drilling and production+	OT → OTC	S	Prohibited	SUP -> Prohibited	Gas drilling and production	98.1818182	30
Commercial outside display	OT → TN	S	P	SUP -> Permitted	Commercial outside display	100	31
Commercial outside display	OT → NE	S	P	SUP -> Permitted	Commercial outside display	100	31
Accessory use or building	SF-RE	Prohibited	P	Prohibited -> Permitted	Farm accessory building	75	31
Accessory use or building	SF-1	Prohibited	P	Prohibited -> Permitted	Farm accessory building	75	31
Accessory use or building	SF-2	Prohibited	P	Prohibited -> Permitted	Farm accessory building	75	31
Accessory use or building	MM	Prohibited	P	Prohibited -> Permitted	Farm accessory building	75	31
Accessory use or building	MF	Prohibited	P	Prohibited -> Permitted	Farm accessory building	75	31
Accessory use or building	OT → TN	Prohibited	P	Prohibited -> Permitted	Farm accessory building	75	31
Accessory use or building	OT → NE	Prohibited	P	Prohibited -> Permitted	Farm accessory building	75	31
Accessory use or building	OT → RM	Prohibited	P	Prohibited -> Permitted	Farm accessory building	75	31
Accessory use or building	OT → OTC	Prohibited	P	Prohibited -> Permitted	Farm accessory building	75	31
Outside storage, screened$	OT → TN	P	Prohibited	Permitted -> Prohibited	Outside storage, screened 3	94.3396226	31
Outside storage, screened$	OT → NE	P	Prohibited	Permitted -> Prohibited	Outside storage, screened 3	94.3396226	31
Outside storage, screened$	OT → RM	P	Prohibited	Permitted -> Prohibited	Outside storage, screened 3	94.3396226	31
Outside storage, screened$	OT → OTC	P	Prohibited	Permitted -> Prohibited	Outside storage, screened 3	94.3396226	31
Outside storage, unscreened$	OT → TN	S	Prohibited	SUP -> Prohibited	Outside storage, unscreened 3	94.7368421	31
Outside storage, unscreened$	OT → NE	S	Prohibited	SUP -> Prohibited	Outside storage, unscreened 3	94.7368421	31
Outside storage, unscreened$	OT → RM	S	Prohibited	SUP -> Prohibited	Outside storage, unscreened 3	94.7368421	31
Outside storage, unscreened$	OT → OTC	S	Prohibited	SUP -> Prohibited	Outside storage, unscreened 3	94.7368421	31
Amusement, outdoor (temporary)	OT → TN	S	Prohibited	SUP -> Prohibited	Amusement, outdoor (temporary)	100	31
Amusement, outdoor (temporary)	OT → NE	S	Prohibited	SUP -> Prohibited	Amusement, outdoor (temporary)	100	31
Amusement, outdoor (temporary)	OT → RM	S	Prohibited	SUP -> Prohibited	Amusement, outdoor (temporary)	100	31
Amusement, outdoor (temporary)	OT → OTC	S	Prohibited	SUP -> Prohibited	Amusement, outdoor (temporary)	100	31
Residence for security purposes, temporary	OT → TN	S	Prohibited	SUP -> Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	OT → NE	S	Prohibited	SUP -> Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	OT → RM	S	Prohibited	SUP -> Prohibited	Residence for security purposes, temporary	100	32
Residence for security purposes, temporary	OT → OTC	S	Prohibited	SUP -> Prohibited	Residence for security purposes, temporary	100	32
Trailer, portable; sales, construction or storage	SF-RE	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	SF-1	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	SF-2	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	MM	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales,	MF	S	P	SUP -> Permitted	Trailer, portable; sales,	100	32

Proposed Use	District Comparison	Existing Status	Proposed Status	Change	Existing Use Name	Match Confidence	Existing PDF Page
construction or storage					construction or storage		
Trailer, portable; sales, construction or storage	NO → NC	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	RO → RC	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	MU	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	LI	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	OT → TN	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	OT → NE	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	OT → RM	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Trailer, portable; sales, construction or storage	OT → OTC	S	P	SUP -> Permitted	Trailer, portable; sales, construction or storage	100	32
Data Center	LI	Prohibited	S	Prohibited -> SUP	Data Center	100	

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider approval of Resolution 856-26 appointing a member to the Parks and Recreation Board Place 7; and take appropriate action.

Department: Administration

Contact: Bobby Johnston, Public Works Operations Manager

Recommendation:

Staff recommends the appointment of Manupati Upender to (Position) for the Parks and Recreation Board.

Background:

There are currently two vacancies for Place 7 and Place 8 Alternate on the Parks and Recreation Board. The board recently reviewed the application submitted by Manupati Upender, submitted on May 21, 2026. The Parks Board is recommending the City Council consider appointing Mr. Upender to the Place 7 position.

Current places:

- Place 1: Jacqueline Steinbacher - Vice Chairperson
- Place 2: Mark Allen
- Place 3: Gary Foree
- Place 4: Robin Amerine - Chairperson
- Place 5: Alwyn Dowell
- Place 6: Jason Palmer
- Place 7: VACANT
- Place 8: (Alt#1) VACANT

City Attorney Review: N/A

Attachments:

1. Resolution 856-26 Manupati Upender, Pl. 7 Parks Board
2. Parks & Rec Board Applicant Mr. Upender

CITY OF JUSTIN, TEXAS
RESOLUTION 856-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS APPOINTING MANUPATI UPENDER TO PLACE 7 SEAT ON THE PARKS AND RECREATION BOARD.

WHEREAS, a vacancy exists on the City of Justin Parks and Recreation Board in Place 7; and

WHEREAS, the City Council wishes to fill the vacancy on the Parks and Recreation Board; and

WHEREAS, Manupati Upender will be appointed to fill the Place 7 seat; and

WHEREAS, the City of Justin City Council declares it in the best interests of the health, safety, and welfare of the public to adopt this resolution; and

WHEREAS, all prerequisites for the adoption of this resolution have been met, including but not limited to the Open Meetings Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

Section 1. That all matters stated hereinabove

Section 2. Manupati Upender is hereby appointed to the Parks and Recreation Board to complete the current term of Place 7 for a term expiring December 31, 2027.

Section 3. Sec. 3. That this Resolution shall take effect immediately upon passage.

AND IT IS SO RESOLVED AND APPROVED THIS 17TH OF SEPTEMBER, 2026.

ATTEST:	**CITY OF JUSTIN**
____________________________	____________________________
Ingrid Rex	James Clark
City Secretary	Mayor

From: noreply@civicplus.com
To: Abbey Reece; Amy Piukana
Subject: Online Form Submittal: Board, Commission & Committee Application
Date: Sunday, May 10, 2026 7:50:50 AM

Board, Commission & Committee Application

First Name	Upender
Last Name	Manupati
Address	1108 Silverthorn Trl
City	Justin
State	Texas
Zip Code	76247
Mailing Address (If different)	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
Phone Number	[redacted]
Email Address	[redacted]
Are you over the age of 18?	Yes
Are you a registered voter in Justin?	No
Have you previously served on Justin City Council as a City Council member?	No
Current Occupation/Employer	Software IT Consultant
Education, Licenses, or Certifications	Bachelors of Technology in Computer Science, PMP, CSM, AWS certified professional and other technical Certifications
	No

Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Keep Justin Beautiful Committee
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	Parks and Recreation Board
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	I am a Software IT Consultant with a Bachelor of Technology in Computer Science, and hold professional certifications including PMP, CSM, and AWS — demonstrating strong expertise in project management, technology, and strategic planning. Over the past two years, I have served as Vice President on the Board of Directors for Justin Crossings HOA, where I have actively contributed to community governance, decision-making, and neighborhood improvement initiatives. Additionally, I have dedicated the past five years to the Parent-Teacher-Student Association (PTSA) in Virginia, serving in multiple leadership roles including President, Vice President, and Secretary — reflecting my long-term commitment to community service and collaborative leadership. These combined experiences have equipped me with the organizational, analytical, and interpersonal skills necessary to serve effectively on a Council-appointed Board, Commission, or Committee.
List any additional information which you believe would be of value for the City Council to know about you.	I have a deep appreciation for green spaces, environmental beauty, and the overall quality of life within our community. The "Keep Justin Beautiful" initiative resonates strongly with my personal values, and I am genuinely passionate about contributing to efforts that preserve and enhance the city's natural environment and public spaces. I bring with me a results-driven mindset, a collaborative approach, and a strong sense of civic responsibility. I am committed to dedicating my time, skills, and energy to serve the City of Justin with integrity and purpose, and I look forward to making a meaningful and lasting contribution to our community.
Do you or any member of your immediate	No

family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?	
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Upender Manupati
Date of Submission	5/10/2026

Email not displaying correctly? View it in your browser.

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider approval of Resolution 859-26 authorizing the City Manager or designee to negotiate and execute a contract with Glacier Property Management for continued real estate services.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval.

Background:

At the end of 2024, the City Council authorized the City to enter into a professional services agreement with Glacier Property Management for real estate services. Since that time, Glacier Property Management has continued to provide real estate-related services and support to the City.

The proposed resolution would authorize the City Manager or designee to negotiate and execute a new agreement with Glacier Property Management to continue these services and maintain the existing professional relationship.

City Attorney Review: No

Attachments:

1. Real Estate Services Proposed Resolution

CITY OF JUSTIN, TEXAS
RESOLUTION NO. 859-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH GLACIER PROPERTY MANAGEMENT FOR REAL ESTATE SERVICES; AUTHORIZING THE CITY MANAGER TO EXECUTE RELATED DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas (the "City") periodically requires professional real estate services in connection with City-owned property, property acquisition and disposition, and other real estate matters; and

WHEREAS, at the end of 2024, the City Council authorized the City to enter into a professional services agreement with Glacier Property Management for real estate services; and

WHEREAS, Glacier Property Management has provided real estate-related services and support to the City pursuant to that authorization; and

WHEREAS, the City Council desires to continue the City's professional relationship with Glacier Property Management and finds that continued access to professional real estate services is beneficial to the City; and

WHEREAS, the City Council finds it appropriate to authorize the City Manager or designee to negotiate and execute an agreement for such services, subject to terms and conditions determined to be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. The findings and recitals set forth above are hereby found to be true and correct and are incorporated into this Resolution for all purposes.

SECTION 2. The City Manager or designee is hereby authorized to negotiate and execute a professional services agreement with Glacier Property Management for real estate services on behalf of the City of Justin, upon terms and conditions determined by the City Manager to be in the best interest of the City.

SECTION 3. The City Manager or designee is further authorized to execute any documents and take any actions reasonably necessary to implement the agreement and carry out the purposes of this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its passage and approval.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF JUSTIN ON THIS 17TH DAY OF SEPTEMBER 2026.

APPROVED:

____
James Clark, Mayor

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 5. (CONSENT AGENDA)

Title: Consider approval of Resolution No. 860-26 reconstituting and appointing members to the Board of Directors of Tax Increment Reinvestment Zone (TIRZ) No. 1.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval.

Background:

Background

The City of Justin established Tax Increment Reinvestment Zone (TIRZ) No. 1 in December 2023 through Ordinance No. 766-23. The ordinance established an eight-member Board of Directors, with Places 1 through 7 appointed by the City Council and Place 8 reserved for appointment by Denton County should the County elect to participate in the TIRZ. The terms of the original City-appointed Board members have since expired.

Resolution No. 860-26 would reconstitute the TIRZ No. 1 Board and appoint the individuals holding the following City offices to serve:

- Place 1 – Mayor
- Place 2 – Council Member Place 1
- Place 3 – Council Member Place 2
- Place 4 – Council Member Place 3
- Place 5 – Council Member Place 4
- Place 6 – Council Member Place 5
- Place 7 – Council Member Place 6
- Place 8 – Denton County appointee, if the County elects to participate in the TIRZ.

The terms of the City-appointed Board members will run concurrently with their respective terms of City office. The Mayor, serving in Place 1, will serve as Chairman of the Board.

Purpose

Reconstituting the Board is necessary to advance the administration of TIRZ No. 1 and the development and approval of the Final Project and Finance Plan. The current project schedule anticipates the TIRZ Board meeting on October 8, 2026, to consider adoption of the Final Project and Finance Plan and make a recommendation to the City Council.

Following Board action, the City Council is anticipated to begin consideration of the ordinance approving the Final Project and Finance Plan, with final adoption currently scheduled for December 10, 2026.

Staff Recommendation

Staff recommends approval of Resolution No. 860-26, reconstituting and appointing members to the Board of Directors of Tax Increment Reinvestment Zone No. 1 and designating the Chairman of the Board.

City Attorney Review: No

Attachments:

1. Resolution 860-26 TIRZ 1 - Board Appointment

CITY OF JUSTIN, TEXAS
RESOLUTION NO. 860-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, RECONSTITUTING THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF JUSTIN, TEXAS; APPOINTING MEMBERS OF THE BOARD OF DIRECTORS; PROVIDING THAT THE TERMS OF SUCH MEMBERS RUN CONCURRENTLY WITH THEIR TERMS OF CITY OFFICE; DESIGNATING THE CHAIRMAN OF THE BOARD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to designate a tax increment reinvestment zone within its corporate limits and extraterritorial jurisdiction; and

WHEREAS, the City previously created Reinvestment Zone Number One, City of Justin, Texas (the "Zone") on December 14, 2023 by approving Ordinance No. 766-23 on second reading (the "Creation Ordinance"); and

WHEREAS, Section 3.1 of the Creation Ordinance created a board of directors for the Zone (the "Board") consisting of eight members, seven of whom shall be appointed by the City Council to Places 1, 2, 3, 4, 5, 6, and 7, and Place 8 of which shall be appointed by the Commissioners Court of Denton County, Texas (the "County") if the County participates in the Zone; and

WHEREAS, the Creation Ordinance appointed the initial members of the Board for staggered terms, and the terms of all members appointed by the City Council have expired; and

WHEREAS, the Creation Ordinance provides that upon expiration of the indicated terms, or upon City Council action to reconstitute the Board by appointing replacement members, subsequent appointments shall be for terms of two years; and

WHEREAS, the Act provides that members of the board of directors of a reinvestment zone are appointed for terms of two years unless longer terms are provided under Article XI, Section 11, of the Texas Constitution, and that the terms of members may be staggered; and

WHEREAS, the Act and the Creation Ordinance require the Board to prepare or cause to be prepared and adopted a project plan and a reinvestment zone financing plan for the Zone and to submit such plan to the City Council for approval, and the City Council desires that the Board be duly constituted in order to perform such duties; and

WHEREAS, the terms of office of the Mayor and each Council Member of the City are two years, and the City Council desires that the term of each member of the Board appointed by the City Council run concurrently with such member's term of City office, so that each Place is filled by the successor in such City office and each such term remains a term of two years as required by the Act; and

WHEREAS, the Act provides that each year the governing body of the municipality that designated the zone shall appoint one member of the board to serve as chairman for a term of one year that begins on January 1 of the following year; and

WHEREAS, the County has not agreed to participate in the Zone as of the date of this Resolution, and Place 8 of the Board therefore remains subject to appointment by the Commissioners Court of the County in the event the County elects to participate in the Zone; and

WHEREAS, the City Council finds and determines that it is in the best interest of the City and the property within the Zone to reconstitute the Board by appointing, ex officio, the individuals holding the City offices set forth herein to Places 1 through 7, with the term of each such member to run concurrently with such member's term of City office.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. That the recitals set forth in the preamble to this Resolution are hereby found to be true and correct and are incorporated into the body of this Resolution as if fully set forth herein and are adopted as findings of the City Council for all purposes.

SECTION 2. That the Board of Directors of the Zone is hereby reconstituted, and the City Council hereby appoints, ex officio, the individuals holding the City offices listed below to serve as the members of the Board:

Place 1	Mayor
Place 2	Council Member Place 1
Place 3	Council Member Place 2
Place 4	Council Member Place 3
Place 5	Council Member Place 4
Place 6	Council Member Place 5
Place 7	Council Member Place 6

Place 8 shall be appointed by the Commissioners Court of the County, if and when the County elects to participate in the Zone, for a term of two years as provided by the Act.

The term of each member appointed to Places 1 through 7 shall run concurrently with the term of the City office held by such member, and each such member shall continue to serve until a successor in such City office has taken office. Upon a member ceasing to hold the City office listed for such member's Place, the individual who then holds that City office shall thereupon become the member of the Board for that Place, for a term running concurrently with such individual's term of City office. Each such term is a term of two years as required by the Act. Any appointment to a Place made other than by virtue of the City office held shall be for a term of two years. Nothing in this Resolution limits the authority of the City Council to reconstitute the Board, to appoint replacement members, or to otherwise modify these appointments at any time as permitted by the Act and the Creation Ordinance. A vacancy on the Board shall be filled for the unexpired term by appointment of the City Council. The appointments made by this Resolution supersede all prior appointments to Places 1 through 7 of the Board, including those made by the Creation Ordinance.

SECTION 3. That Place 8 of the Board shall be appointed by the Commissioners Court of the County in the event the County participates in the Zone. If the County does not participate in the Zone, the Commissioners Court shall be deemed to have waived its right to appoint such member and such Place shall remain unfilled for so long as the County does not participate in the Zone, and the Board shall consist of the seven members appointed by the City Council, all as provided in the Creation Ordinance.

SECTION 4. That, as provided in the Creation Ordinance, the member appointed to Place 1 shall serve as chairman of the Board. The Board is authorized to elect a vice-chairman and such other officers as the Board may determine.

SECTION 5. That the Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone, and shall prepare or cause to be prepared and adopted a project plan and a reinvestment zone financing plan for the Zone and submit such plan to the City Council for approval, all as provided in the Creation Ordinance and the Act. Directors shall not receive any salary or other compensation for their services as directors.

SECTION 6. That it is hereby found, determined, and declared that sufficient written notice of the date, hour, place, and subject of the meeting of the City Council at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter hereof has been discussed, considered, and formally acted upon.

SECTION 7. That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

[signature page follows.]

DULY RESOLVED by the City Council of the City of Justin, Texas, on the 17th day of September, 2026.

APPROVED

____

Mayor, City of Justin, Texas

ATTEST:

____

City Secretary

APPROVED AS TO FORM:

____

City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 6. (CONSENT AGENDA)

Title: Consider approval of Resolution No. 861-26 approving the creation of the City of Justin Public Finance Corporation, approving the Articles of Incorporation, and appointing the initial Board of Directors.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval of the resolution creating the City of Justin Public Finance Corporation (PFC) and approving its Articles of Incorporation. Establishing the PFC will provide the City Council with an additional economic development vehicle that may be utilized for future commercial property and development opportunities while maintaining City Council oversight of the Corporation and its activities.

Background:

The City Council has expressed a desire to establish a Public Facility Corporation (PFC) as an additional economic development tool available to the City of Justin. The proposed City of Justin Public Finance Corporation would be created pursuant to Chapter 303 of the Texas Local Government Code and would operate on behalf of the City and subject to City Council oversight.

The primary intent of establishing the PFC is to provide the City with a flexible vehicle to support economic development activities involving commercial properties and other projects that advance the City's economic development objectives.

Purpose:

The City Council has requested that the PFC be structured to provide an additional mechanism for the City to pursue, facilitate, and participate in commercial development opportunities. Potential activities may include the acquisition, ownership, financing, development, improvement, leasing, management, or disposition of property when authorized by the City Council and permitted by applicable law.

The PFC may provide the City with greater flexibility when evaluating commercial real estate opportunities, public-private partnerships, redevelopment projects, and other strategic investments intended to expand the City's commercial tax base and encourage quality development.

Creation of the PFC does not commit the City to any specific project, expenditure, financing, property acquisition, or development agreement. Individual projects and transactions would be evaluated separately and brought forward for consideration and authorization as required.

Governance:
The proposed PFC will remain under the oversight of the City Council. The initial Board of Directors will consist of the Mayor and City Council members serving by their respective elected places, providing direct alignment between the policy direction of the City Council and the activities of the PFC.

The PFC is intended to function as a tool of the City rather than as an independent economic development organization. Its activities will be undertaken on behalf of the City and consistent with the Articles of Incorporation, Bylaws, applicable law, and direction provided by the City Council.

City Attorney Review: Yes

Attachments:

1. Exhibit A - Articles of Incorporation
2. PFC Proposed Resolution 861-26

ARTICLES OF INCORPORATION
OF THE
CITY OF JUSTIN PUBLIC FINANCE CORPORATION

The undersigned natural persons, each of whom is at least eighteen years of age, acting as incorporators of a public facility corporation under Chapter 303 of the Texas Local Government Code, as amended (the "Act"), adopt the following Articles of Incorporation.

ARTICLE ONE — Name. The name of the corporation is the City of Justin Public Finance Corporation (the "Corporation").

ARTICLE TWO — Nonprofit Corporation. The Corporation is a public nonprofit corporation organized under and governed by the Act. The Corporation is a non-member, nonstock corporation and has no members and no capital stock.

ARTICLE THREE — Duration. The period of the Corporation's duration is perpetual.

ARTICLE FOUR — Sponsor. The sponsor of the Corporation is the City of Justin, Texas, a home-rule municipality of the State of Texas (the "Sponsor"). The governing body of the Sponsor approved the creation of the Corporation and specifically authorized the Corporation to act on the Sponsor's behalf by resolution adopted on September 17, 2026, a certified copy of which is delivered with these Articles.

ARTICLE FIVE — Purpose. The Corporation is organized for the purpose of assisting the Sponsor in financing, refinancing, providing, acquiring, constructing, rehabilitating, renovating, repairing, equipping, furnishing, leasing, operating, and maintaining public facilities, and exercising all powers granted to public facility corporations by the Act, in each case on behalf of and as specifically authorized by the Sponsor. The Corporation is not organized for profit, and no part of its net earnings shall inure to the benefit of any private person.

ARTICLE SIX — Powers and Limitations. The Corporation has the powers granted by the Act. The Corporation has no power to levy or collect taxes. No obligation of the Corporation constitutes a debt, liability, or obligation of the Sponsor, the State of Texas, or any political subdivision, and no obligation of the Corporation is payable from any funds of the Sponsor except as the Sponsor may separately and expressly agree by written contract.

ARTICLE SEVEN — Registered Office and Registered Agent. The street address of the initial registered office of the Corporation is 415 N. College Avenue, Justin, Texas 76247, and the name of its initial registered agent at that address is the City Secretary, Ingrid Rex.

ARTICLE EIGHT — Board of Directors. The affairs of the Corporation shall be governed by a Board of Directors consisting of seven (7) directors. The Mayor and each member of the City Council of the City of Justin, Texas, shall serve as a director of the Corporation by virtue of holding their respective elected office with the Sponsor. The initial directors shall be the persons holding the following positions as of the effective date of the Corporation's incorporation:

Mayor — Director
City Council Place 1 — Director
City Council Place 2 — Director
City Council Place 3 — Director
City Council Place 4 — Director
City Council Place 5 — Director
City Council Place 6 — Director

Each director shall serve concurrently with and for so long as the director holds the corresponding elected position with the Sponsor. Upon a vacancy, expiration of term, resignation, removal, or other cessation of service in the applicable elected position, the successor to that position shall succeed to the corresponding position on the Board of Directors of the Corporation, subject to applicable law. The governing body of the Sponsor retains all authority regarding the appointment and removal of directors as provided by Chapter 303 of the Texas Local Government Code.

ARTICLE NINE — Incorporators. The names and addresses of the incorporators are: Jarrod Greenwood, City Manager, 415 N College Avenue, Justin, Texas 76247; and Ingrid Rex, City Secretary, 415 N College Avenue, Justin, Texas 76247.

ARTICLE TEN — Dissolution. Upon dissolution of the Corporation, title to and possession of all property of the Corporation shall vest in the Sponsor, subject to the rights of any holders of the Corporation's obligations.

ARTICLE ELEVEN — Amendment. These Articles of Incorporation may be amended only in the manner provided by the Act and only with the approval of the governing body of the Sponsor.

IN WITNESS WHEREOF, the undersigned incorporators have executed these Articles of Incorporation on the ____ day of ____________, 2026.

____

Jarrod Greenwood, Incorporator

____

Ingrid Rex, Incorporator

RESOLUTION NO. 861-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE CREATION OF THE CITY OF JUSTIN PUBLIC FINANCE CORPORATION UNDER CHAPTER 303 OF THE TEXAS LOCAL GOVERNMENT CODE; DETERMINING THAT SUCH CREATION IS IN THE PUBLIC INTEREST AND WILL BENEFIT THE RESIDENTS OF THE CITY; APPROVING THE ARTICLES OF INCORPORATION; APPOINTING THE INITIAL BOARD OF DIRECTORS; AUTHORIZING THE FILING OF THE ARTICLES OF INCORPORATION WITH THE SECRETARY OF STATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 303 of the Texas Local Government Code, as amended (the "Act"), authorizes a sponsor, including a municipality, to create one or more nonmember, nonstock, nonprofit public facility corporations to assist the sponsor in financing, refinancing, providing, acquiring, constructing, renovating, improving, leasing, and operating public facilities; and

WHEREAS, the City of Justin, Texas (the "City") is a home-rule municipality operating under a Home Rule Charter pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code, and possessing the full power of local self-government conferred by Section 51.072 of the Texas Local Government Code, and is a municipality authorized to act as a sponsor under the Act; and

WHEREAS, Section 303.023 of the Act requires the governing body of the sponsor to adopt a resolution stating its determination that the creation of the corporation is in the public interest and will benefit the residents of the sponsor; and

WHEREAS, the City Council has been presented with proposed Articles of Incorporation for the corporation, a copy of which is attached as Exhibit A, and finds them to be in proper form and to comply with Section 303.024 of the Act; and

WHEREAS, the meeting at which this Resolution was considered and adopted was open to the public and public notice of the time, place, and subject matter of the meeting was given in accordance with Chapter 551 of the Texas Government Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

<u>**SECTION 1**</u>**. Findings.** The recitals set out in the preamble to this Resolution are found to be true and correct and are incorporated into the body of this Resolution.

SECTION 2. Determination of Public Interest and Benefit. The City Council determines and states, in satisfaction of Section 303.023 of the Act, that the creation of the City of Justin Public Finance Corporation is in the public interest and will benefit the residents of the City of Justin.

SECTION 3. Creation Approved. The creation of a nonmember, nonstock, nonprofit public facility corporation under the Act, to be named the "City of Justin Public Finance Corporation" (the "Corporation"), is approved. The Corporation is created to act on behalf of the City, and the City specifically authorizes the Corporation to act on its behalf as provided in its Articles of Incorporation and as further authorized by the City Council from time to time.

SECTION 4. Articles of Incorporation Approved. The Articles of Incorporation attached as Exhibit A are approved in substantially the form presented, with such changes as may be approved by the City Attorney and by the incorporators executing the same, such execution being conclusive evidence of that approval.

SECTION 5. Initial Board of Directors. Pursuant to Section 303.035 of the Act and the Articles of Incorporation of the Corporation, the City Council hereby appoints the persons holding the following elected positions with the City to serve as the initial Board of Directors of the Corporation:

Mayor — Director
City Council Place 1 — Director
City Council Place 2 — Director
City Council Place 3 — Director
City Council Place 4 — Director
City Council Place 5 — Director
City Council Place 6 — Director

Each director shall serve by virtue of holding the corresponding elected position with the City and shall serve concurrently with such elected service, subject to the Articles of Incorporation, Bylaws, and applicable law. A successor to any of the foregoing elected positions shall succeed to the corresponding position on the Board of Directors in accordance with the Articles of Incorporation and Bylaws of the Corporation.

SECTION 6. Registered Agent and Registered Office. The initial registered agent of the Corporation shall be the City Manager, and the initial registered office shall be 415 N. College Avenue, Justin, Texas 76247.

SECTION 7. Filing with the Secretary of State. The incorporators are authorized and directed to deliver to the Secretary of State of Texas, in accordance with Section 303.025 of the Act, the original and two copies of the Articles of Incorporation together with a certified copy of this Resolution, and to pay the required filing fee. The City Secretary is authorized and directed to certify a copy of this Resolution for that purpose. The corporate existence of the Corporation begins on the date the Secretary of State issues the certificate of incorporation.

SECTION 8. Organizational Meeting. Following issuance of the certificate of incorporation, the initial directors shall convene the organizational meeting of the Corporation to adopt bylaws, elect officers, and transact such other business as may come before the board. Notice shall be given to each director not later than the sixth day before the date of the meeting in accordance with Section 303.026 of the Act, and public notice shall be given in accordance with Chapter 551 of the Texas Government Code.

SECTION 9. No Taxing Power; No City Liability. The Corporation has no power to levy or collect any tax. No obligation, bond, note, lease, or other indebtedness of the Corporation constitutes a debt, liability, or obligation of the City, the State of Texas, or any political subdivision, and no such obligation is payable from any funds of the City except to the extent the City Council separately and expressly agrees by written contract.

SECTION 10. Open Meetings. It is officially found and determined that the meeting at which this Resolution was adopted was open to the public and that public notice of the time, place, and purpose of the meeting was given as required by Chapter 551 of the Texas Government Code.

SECTION 11. Effective Date. This Resolution takes effect immediately upon its adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 17th day of September 2026.

APPROVED:

____
James Clark, Mayor

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 7. (CONSENT AGENDA)

Title: Consider approval of Resolution 862-26 authorizing the City Manager or designee to select a qualified vendor and negotiate and execute a Professional Services Agreement for services related to the disposition, marketing, and/or development of City-owned property.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval.

Background:

The City Council is considering Resolution 862-26, which would authorize the City Manager or designee to select a qualified vendor and negotiate and execute a Professional Services Agreement for services related to the disposition, marketing, and/or development of City-owned property. The cost would be to not exceed $32,000 to be reimbursed through the TIRZ#1 Fund.

One of the initial priorities is anticipated to be the approximately ten acres of City-owned property fronting Wilkerson Lane within Justin Town Square. The City's objective is to facilitate development of the property as a restaurant, retail, and entertainment destination rather than simply pursue the highest purchase price for the land.

Tentative Timeframe:

Following approval of Resolution 862-26, staff anticipates moving forward on an expedited but flexible schedule. The timeframe below is preliminary and may be adjusted based on consultant recommendations, market response, negotiations, and City Council direction.

TENTATIVE TIMEFRAME	ACTION
September 2026	City Council consideration of Resolution 862-26; selection of qualified consultant/vendor and execution of Professional Services Agreement.

Late September – October 2026	Consultant and staff finalize property marketing/development strategy, solicitation materials, property information, and outreach strategy.
October – November 2026	Formal solicitation and active marketing of the property to qualified developers, restaurant groups, entertainment users, and other potential development partners.
November – December 2026	Review proposals and development concepts; conduct interviews and obtain additional information from preferred respondents as necessary.
December 2026 – January 2027	Identify preferred development partner and present recommendation to City Council for authorization to begin formal negotiations.
January – March 2027	Negotiate development agreement, property disposition or ground lease terms, performance requirements, incentives, and other transaction documents.
Spring 2027	City Council consideration of final development agreement and associated property transaction.
2027 and Beyond	Developer due diligence, design, entitlement, permitting, construction, and eventual opening based upon the negotiated development schedule.

The current draft solicitation provides a useful framework for the process, including evaluation and shortlisting, interviews, Council authorization to negotiate, and subsequent negotiation of the development agreement and conveyance documents.

Next Steps:

Upon approval of Resolution 862-26, staff would proceed with selection of the professional services provider and work with the selected firm to finalize the solicitation and marketing strategy. The goal is to begin active outreach during Fall 2026, identify a preferred development partner by approximately January 2027, and move into formal negotiations shortly thereafter.

Any ultimate sale, lease, conveyance, or economic development incentive would remain subject to applicable law and final City Council approval.

City Attorney Review: No

Attachments:

1. Resolution 862-26 RFP Proposed Resolution

RESOLUTION NO. 862-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO SELECT A QUALIFIED VENDOR AND NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR SERVICES RELATED TO THE DISPOSITION, MARKETING, AND/OR DEVELOPMENT OF CITY-OWNED PROPERTY; AUTHORIZING RELATED ACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas (the "City"), owns certain real property that may be suitable for disposition, redevelopment, commercial development, economic development, or other municipal purposes; and

WHEREAS, the City Council desires to evaluate opportunities to maximize the economic, financial, and community benefit of certain City-owned properties; and

WHEREAS, the City may benefit from engaging a qualified professional firm or consultant to assist with services including, but not limited to, property evaluation, market analysis, development strategy, solicitation preparation, developer or purchaser outreach, negotiations, disposition strategy, and other related professional services; and

WHEREAS, the City Council finds that authorizing the City Manager or designee to select a qualified vendor and negotiate and execute a Professional Services Agreement will allow the City to efficiently pursue the disposition and/or development of City-owned property in a manner consistent with the City Council's objectives; and

WHEREAS, the City Council finds that the actions authorized by this Resolution serve a valid public purpose and are in the best interests of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. The recitals contained in the preamble of this Resolution are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. The City Manager or designee is hereby authorized to solicit, evaluate, and select a qualified vendor to provide professional services related to the disposition, marketing, redevelopment, and/or development of City-owned property.

SECTION 3. The City Manager or designee is further authorized to negotiate and execute a Professional Services Agreement with the selected vendor, together with any related documents, amendments, exhibits, or ancillary agreements necessary to carry out the purposes of this Resolution, subject to available funding and applicable law.

<u>SECTION 4</u>. The authority granted by this Resolution includes services related to one or more City-owned properties and may include property analysis, market studies, development strategy, preparation and administration of requests for qualifications, requests for proposals or similar solicitations, marketing, developer or purchaser outreach, negotiation assistance, transaction support, and other services reasonably related to the potential disposition or development of City-owned property.

<u>SECTION 5</u>. Nothing in this Resolution shall be construed as authorizing the final sale, conveyance, lease, or transfer of City-owned real property where separate City Council approval is required by law or City policy. Any such transaction shall be presented to the City Council for consideration when required.

<u>SECTION 6</u>. The City Manager, City Secretary, City Attorney, and other appropriate City officials are hereby authorized to take such actions and execute such documents as may be reasonably necessary to implement the intent and purposes of this Resolution.

<u>SECTION 7</u>. This Resolution shall take effect immediately upon its passage and approval.

DULY PASSED by the City Council of the City of Justin, Texas, on the 17th day of September 2026.

APPROVED:

____
James Clark, Mayor

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 8. (CONSENT AGENDA)

Title: Consider approval of Resolution 863-26 approving, subject to City Attorney review, Amendment No. 1 to the Interlocal Cooperation Agreement between the City of Justin and Denton County regarding the FM 407 Project.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval of Resolution 863-26, approving Amendment No. 1 to the Interlocal Cooperation Agreement between the City of Justin and Denton County regarding the FM 407 Project.

Background:

On March 17, 2026, the City of Justin and Denton County entered into an Interlocal Cooperation Agreement (ICA) related to the FM 407 project from Florance Road to the western Justin city limits. Under the agreement, Denton County committed $7,000,000 toward the substantial completion of the project, including the preparation of plans, specifications, and estimates (PS&E).

Since execution of the original agreement, the City and County have determined that the existing ICA should be terminated, ending the obligations of both parties under that agreement. Amendment No. 1 formally terminates the March 17, 2026 ICA associated with the FM 407 project.

Denton County Commissioners Court approved Amendment No. 1 on August 4, 2026, authorizing termination of the existing agreement. The amendment now requires action by the City of Justin to complete execution on behalf of the City. The signature page identifies the Mayor as the City's authorized signatory.

The project will formally continue with management through TXDOT, Westwood, and the County overseeing it.

Purpose:

Resolution 863-26 will approve Amendment No. 1 to the Interlocal Cooperation Agreement with Denton County and authorize its execution on behalf of the City. Approval will formally terminate the existing ICA and the respective obligations of the City and County established under the March 17,

---

2026 agreement.

Financial Impact:

Approval of Amendment No. 1 terminates the existing agreement, but has no financial impact on the project.

City Attorney Review: No

Attachments:

1. Resolution 863-26 Proposed ICA Resolution

RESOLUTION NO. 863-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING, SUBJECT TO CITY ATTORNEY REVIEW, AMENDMENT NO. 1 TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY, TEXAS, AND THE CITY OF JUSTIN, TEXAS, REGARDING THE FM 407 PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas (the "City") is a home-rule municipality located in Denton County, Texas; and

WHEREAS, on March 17, 2026, the City and Denton County, Texas (the "County") entered into an Interlocal Cooperation Agreement related to the preparation of plans, specifications, and estimates ("PS&E") for the FM 407 project from Florance Road to the western Justin city limits (the "Project"); and

WHEREAS, pursuant to the Interlocal Cooperation Agreement, Denton County agreed to contribute funds in the amount of Seven Million and No/100 Dollars ($7,000,000.00) toward substantial completion of the Project; and

WHEREAS, on August 4, 2026, the Denton County Commissioners Court approved Amendment No. 1 to the Interlocal Cooperation Agreement terminating the agreement for the FM 407 Project

WHEREAS, the City Council finds that approval of Amendment No. 1, subject to review and approval as to form by the City Attorney, is appropriate and in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. The findings and recitations contained in the preamble of this Resolution are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. The City Council hereby approves Amendment No. 1 to the Interlocal Cooperation Agreement between Denton County, Texas, and the City of Justin, Texas, regarding the FM 407 Project, substantially in the form presented to the City Council, subject to review and approval as to form by the City Attorney.

SECTION 3. The Mayor is hereby authorized to execute Amendment No. 1 on behalf of the City of Justin following review and approval as to form by the City Attorney, and the City Manager, City Secretary, and other appropriate City officials are authorized to take all actions reasonably necessary to effectuate the intent of this Resolution.

<u>SECTION 4</u>. Upon execution by the City and County, Amendment No. 1 shall terminate the Interlocal Cooperation Agreement executed on March 17, 2026, concerning PS&E for FM 407 from Florance Road to the western Justin city limits, as provided in Amendment No. 1.

<u>SECTION 5</u>. This Resolution shall take effect immediately upon its passage and approval.

DULY PASSED by the City Council of the City of Justin, Texas, on the 17th day of September 2026.

APPROVED:

____
James Clark, Mayor

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (PUBLIC HEARINGS)

Title: Conduct a public hearing to receive public comments regarding the City of Justin Fiscal Year 2026-2027 Proposed Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

TAXPAYER IMPACT STATEMENT
FISCAL YEAR 2026-27

This Taxpayer Impact Statement is required by Government Code § 551.043(c) to be posted on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body, and shows the median-value homestead property in the City of Justin, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

	FY2026 Adopted	**FY2027 No-New-Revenue Tax Rate**	**FY2027 Proposed Tax Rate**
Total tax rate (per $100 of value)	$0.670000	$0.641816	$0.658175
Median homestead taxable value	$398,843	$403,850	$403,850
Tax on average homestead	$2,672.25	$2,591.97	$2,658.01
Difference to current year tax bill $		$ (80.28)	$ (14.21)

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

Conduct the public hearing and receive public comments regarding the Fiscal Year 2026-2027 Proposed Budget. No formal action is required on this item. Consideration and adoption of the Fiscal Year 2026-2027 Annual Budget will occur under a separate agenda item following the public hearing.

Background:

The City of Justin's fiscal year begins October 1 and ends September 30. In accordance with Chapter 102 of the Texas Local Government Code, the City Manager has prepared and filed the Fiscal Year 2026-2027 Proposed Budget, and the City Council is required to hold a public hearing before adopting the annual budget.

The proposed budget provides the financial plan for City operations, personnel, capital expenditures, debt service, and other municipal services for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

Because the proposed budget will require raising more revenue from property taxes than was raised in the previous year, the proposed budget contains the disclosure required by Texas Local Government Code §102.005(b). The City's proposed budget reflects an increase in property tax revenue of $972,720, or 12.73%, compared with the prior year, of which $916,117 is attributable to new property added to the tax roll.

Texas Local Government Code §102.006 requires the governing body to hold the budget hearing after the 15th day following the date the proposed budget was filed with the City Secretary and before the City makes its tax levy. Section 102.0065 additionally requires publication of notice of the hearing between the 30th and 10th day before the hearing.

Because the City Council will discuss the proposed budget at this meeting, Government Code §551.043(c) also requires the meeting notice to include the proposed budget, unless it is clearly accessible from the City's website homepage, and a taxpayer impact statement comparing the median-valued homestead under the proposed budget with a balanced budget funded at the no-new-revenue tax rate.

City Attorney Review: No

Attachments:

1. Notice of Public Hearing on Proposed Budget

CITY OF JUSTIN
PUBLIC HEARING NOTICE

The City Council of the City of Justin, Texas will conduct a public hearing and consider the proposed Fiscal Year 2026-2027 City of Justin Annual Budget at a Special Called Meeting on Thursday, September 17, 2026, at 4:30 p.m., at Justin City Hall, 415 N. College Avenue, Justin, Texas 76247, at which time any person may participate in the hearing concerning the proposed Fiscal Year 2026-2027 City of Justin Annual Budget. A copy of the proposed budget is available for inspection during the hours of 8 a.m. to 5 p.m. Monday through Friday in the office of the City Secretary, Justin City Hall, 415 N. College Avenue, Justin, Texas 76247. The proposed budget is also available for review on the city website at https://cityofjustin.com/.

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $972,720, OR 12.73 PERCENT, AND OF THAT AMOUNT $916,117 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

All interested persons are encouraged to attend. If there is any special accommodation required, please contact the City of Justin City Secretary at 940-648-2541 x103 at least 48 hours prior to the hearing.

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 2. (PUBLIC HEARINGS)

Title: **PUBLIC HEARING ON PROPOSED PROPERTY TAX INCREASE**
Hold a public hearing and receive citizen input on the proposed property tax increase for tax year 2026. The proposed tax rate is $0.658175 per $100 valuation, which exceeds the no-new-revenue tax rate of $0.641816 per $100 valuation but does not exceed the voter-approval tax rate of $0.658175 per $100 valuation.

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

Conduct the public hearing and receive public comments regarding the proposed 2026 property tax rate of $0.658175 per $100 valuation. No formal action is required on this item. Consideration and adoption of the 2026 property tax rate will occur under a separate agenda item following the public hearing.

Background:

Texas Tax Code Chapter 26 establishes the truth-in-taxation requirements that taxing units must follow when considering and adopting an annual property tax rate. For Tax Year 2026, the City of Justin is proposing a total property tax rate of $0.658175 per $100 valuation. The proposed rate exceeds the City's no-new-revenue tax rate of $0.641816, equals the voter-approval tax rate of $0.658175, and does not exceed the de minimis rate of $0.673164.

The proposed tax rate consists of $0.534620 per $100 valuation for maintenance and operations and $0.123555 per $100 valuation for payment of principal and interest on outstanding debt obligations.

On August 13, 2026, the City Council considered the City's calculated tax rates and established a proposed tax rate for purposes of the truth-in-taxation process. Establishing the proposed rate sets the maximum rate Council may consider during the remaining tax-rate adoption process; Council may ultimately adopt a lower rate.

Because the proposed rate of $0.658175 exceeds the no-new-revenue tax rate, Texas Tax Code §§26.05 and 26.06 require the City to hold a public hearing on the proposed tax increase before adopting the tax rate. At the public hearing, taxpayers must be provided an adequate opportunity to express their views for or against the proposed tax increase. The public hearing is scheduled for September 17, 2026.

The required Notice of Public Hearing on Tax Increase has been provided in accordance with the timing, content, publication, and posting requirements of the Texas Tax Code. The statutory notice applicable to the City's proposed rate is the notice for a proposed tax rate that exceeds the no-new-revenue tax rate but does not exceed the voter-approval tax rate. The Texas Comptroller identifies Form 50-876 for this circumstance. The language and calculations contained in the statutory notice are prescribed by state law.

In addition to the required public hearing notice, Texas Tax Code §26.065 requires supplemental notice to be posted prominently on the City's website for the applicable statutory period before the public hearing and tax-rate vote, which can be located here: www.cityofjustin.com.

Following the public hearing, the City Council is scheduled to consider adoption of the Fiscal Year 2026-2027 Budget and the 2026 property tax rate. State law requires the annual budget to be adopted before the property tax rate is adopted. The tax rate will be considered under a separate agenda item.

Although the proposed $0.658175 tax rate is lower than the City's FY 2025-2026 adopted rate of $0.670000, the proposed rate exceeds the 2026 no-new-revenue tax rate. Therefore, for purposes of Texas truth-in-taxation law, adoption of the proposed rate is considered a property tax increase. The proposed rate is approximately 2.55% above the no-new-revenue tax rate.

City Attorney Review: No

Attachments:

1. Notice of Public Hearing on Tax Rate- Form 50-876

NOTICE OF PUBLIC HEARING ON TAX RATE

A tax rate of $0.658175 per $100 valuation has been proposed by the governing body of CITY OF JUSTIN.

PROPOSED TAX RATE	$0.658175 per $100
NO-NEW-REVENUE TAX RATE	$0.641816 per $100
VOTER-APPROVAL TAX RATE	$0.658175 per $100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for CITY OF JUSTIN from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval rate is the highest tax rate that CITY OF JUSTIN may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF JUSTIN is proposing to increase property taxes for the 2026 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 17, 2026 AT 4:30 p.m. AT Justin City Hall, 415 N. College Ave. Justin, TX 76247.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, CITY OF JUSTIN is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of CITY OF JUSTIN at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal: Councilman Ryan Stevens, Councilman Tomas Mendoza, Councilman Steven Teschke, Councilman James Castle, Councilman Daniel Dennis, Mayor James Clark, Mayor Pro Tem Shelby St. Claire

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by CITY OF JUSTIN last year to the taxes proposed to be imposed on the average residence homestead by CITY OF JUSTIN this year.

	2025	2026	Change
Total tax rate (per $100 of value)	$0.670000	$0.658175	Decrease of $0.011825 per $100, or 1.76%
Average homestead taxable value	$389,150	$410,390	Increase of 5.46%
Tax on average homestead	$2,607.31	$2,701.08	Increase of $93.77, or 3.60%
Total tax levy on all properties	$7,642,846	$8,615,554	Increase of $972,708, or 12.73%

For assistance with tax calculations, please contact the tax assessor for CITY OF JUSTIN at 940-648-2541 or hpayne@cityofjustin.com, or visit www.CityofJustin.com for more information.

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 3. (PUBLIC HEARINGS)

Title: Conduct a Public Hearing and consider approving Resolution 839-26 for a Replat with an exception to the subdivision standards, legally described as Lots 2R and 3R, Block A, Roberson Addition, and Lots 1 and 2, Block 5, Hardeman Ranch Estates.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

The Applicant is requesting a replat of Lot 2, Block A, Roberson Addition, which currently contains approximately 2.038 acres. The proposed replat would create two lots:

* **Lot 2R-1:** Approximately 1.664 acres
* **Lot 2R-2:** Approximately 0.375 acres

The purpose of the replat is to modify the existing lot configuration to separate a portion of the property containing an existing accessory structure from the remainder of the property.

Zoning and Lot Requirements:

The property is currently zoned **SF-1**. The SF-1 district requires a minimum lot width of 80 feet, minimum lot depth of 100 feet, and minimum lot area of 10,000 square feet.

Based on the revised plat, both proposed lots meet the minimum lot area and lot depth requirements. Lot 2R-2 does not meet the minimum 80-foot lot width requirement and therefore requires consideration of a waiver.

STANDARD	SF-1 REQUIREMENT	LOT 2R-1	LOT 2R-2
Lot Width	80 ft	Complies	**Does Not Comply**
Lot Depth	100 ft	Complies	Complies
Lot Area	10,000 sq. ft.	1.664 acres – Complies	0.375 acres – Complies

Per Section 52-901, lot width is measured at the front of the property, specifically at the building line.

Waiver Consideration:
Section 52-502 allows City Council to approve modifications, waivers, or exceptions to the subdivision regulations when strict compliance may create an unreasonable hardship or when an alternative proposal better serves the purpose of the regulations.

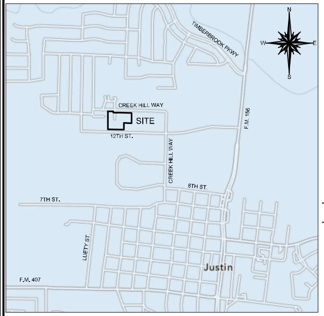
When considering the waiver, the City should consider whether the request:

1. Is detrimental to public safety, health, welfare, or surrounding property;
2. Is based on conditions unique to the property;
3. Addresses a particular hardship associated with the property's physical configuration; and
4. Is consistent with the intent of the City's zoning and adopted plans.

City Attorney Review: No

Attachments:

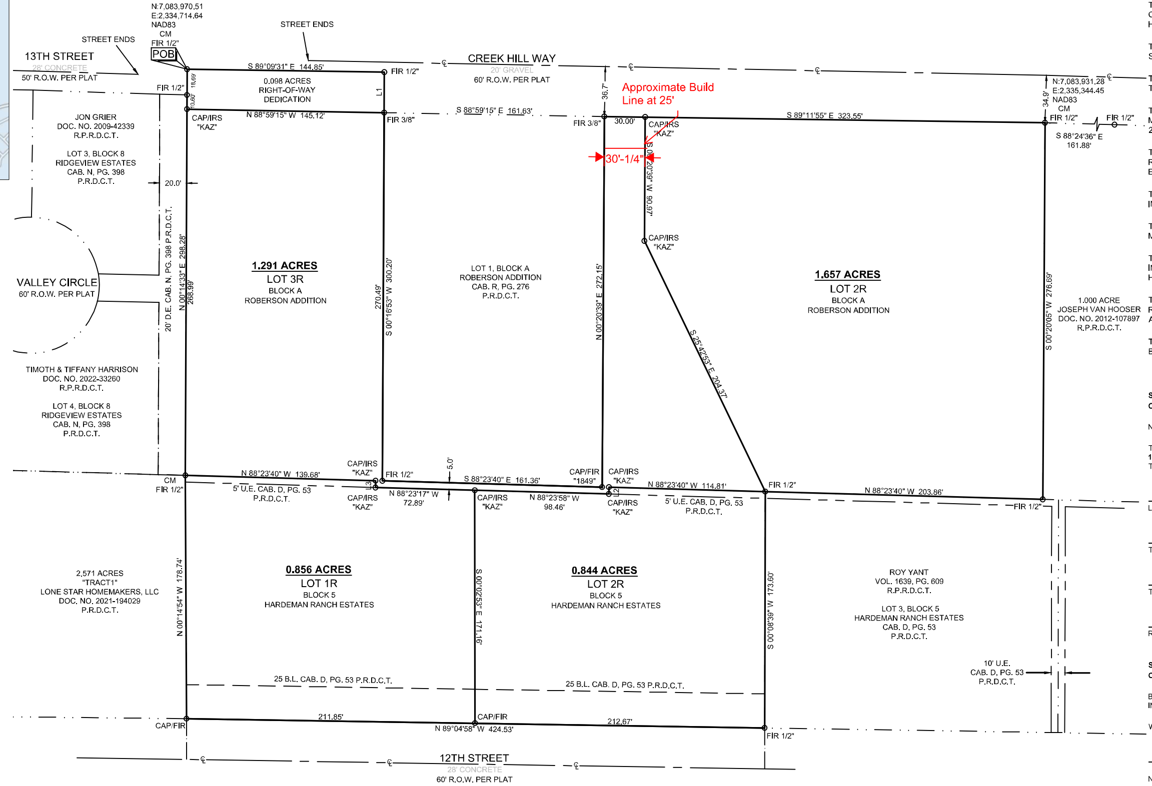
1. Exhibit Lot Width
2. Proposed Plat
3. Buffer Map
4. Resolution 839-26 Creekhill Replat Draft Resolution



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 48121C0485 G OF SAID MAP.
3. THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS , IF ANY, ON THIS PROPERTY.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF JUSTIN SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JUSTIN, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
6. ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.



Closure Report			
Tue Dec 23 13:29:03 2025			
Northing	Easting	Bearing	Distance
7083970.508	2334714.639		
		S 89°09'31" E	144.849
7083968.381	2334859.472		
		S 00°16'53" W	29.721
7083938.660	2334859.326		
		S 88°59'15" E	161.633
7083935.804	2335020.934		
		S 89°11'55" E	323.552
7083931.278	2335344.454		
		S 00°20'05" W	276.690
7083654.593	2335342.837		
		N 88°23'40" W	203.858
7083660.304	2335139.059		
		S 00°08'39" W	173.600
7083486.705	2335138.622		
		N 89°04'58" W	424.526
7083493.500	2334714.151		
		N 00°14'54" W	178.737
7083672.235	2334713.376		
		N 00°14'33" E	298.276
7083970.508	2334714.639		

Closure Error Distance> 0.00000
Total Distance> 2215.441
Polyline Area: 250797 sq ft, 5.758 acres

N W E S

1" = 50'
0 25 50 75 100

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNT TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
CAP/FIR = CAPPED IRON ROD FOUND
R.O.W. = RIGHT OF WAY
CM = CONTROLLING MONUMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
= BOUNDARY LINE
= ADJOINER LINE
= EASEMENT LINE
= R.O.W. CENTERLINE
= BUILDING LINE

LINE	BEARING	DISTANCE
L1	S 00°16'53" W	29.72'
L2	S 00°20'39" W	5.00'
L3	N 00°16'53" E	5.00'

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100
4321 I-35 SUITE 575
GAINESVILLE, TX 76240
(940)382-3446
JOB NUMBER: 250399
DRAWN BY: TEP
DATE: 1-6-2025
R.P.L.S.
KENNETH A. ZOLLINGER

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER: LOT 3R
ROBERSON ADDITION
LUTHER ANDERSON
P.O. BOX 487
JUSTIN, TX 76247

OWNER: LOT 2R
ROBERSON ADDITION
TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247

OWNER: LOT 1R
HARDEMAN RANCH ESTATES
THOMAS J. CRONBERGER
111 E. UNIVERSITY DR., STE 105
DENTON, TX 76209

OWNER: LOT 2R
HARDEMAN RANCH ESTATES
ROY YANT
620 12TH STREET
JUSTIN, TX 76247

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
KENNETH A. ZOLLINGER
5312
REGISTERED PROFESSIONAL LAND SURVEYOR
REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS __________ DAY OF ______________, 2026.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ____________________.

WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ________ day of ________________, 2026, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this __________ day of ________________, 2026, to approve this plat for filing of record.

Mayor, City of Justin

Attest: City Secretary

OWNER'S CERTIFICATION

WHEREAS LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS AND BEING ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO LUTHER ANDERSON BY DEED OF RECORD IN VOLUME 5363, PAGE 2678, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND PART OF LOTS 1 AND 2, BLOCK 5, HARDEMAN RACNCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 144.85 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, IN THE SOUTH LINE OF CREEK HILL WAY;

THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, PASSING A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION AT A DISTANCE OF 29.72 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 300.20 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 1, BLOCK 5, OF SAID HARDEMAN RANCH ESTATES;

THENCE SOUTH 88 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 161.36 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 2, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 (ROBERSON ADDITION), A DISTANCE OF 272.15 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), AND IN THE SOUTH LINE OF SAID CREEK HILL WAY;

THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE SOUTH LINE OF SAID CREEK HILL WAY, A DISTANCE OF 323.55 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JOSEPH VAN HOOSER BY DEED OF RECORD IN DOCUMENT NUMBER 2012-107897 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE WEST LINE OF SAID 1.00 ACRE (VAN HOOSER) TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.00 ACRE (VAN HOOSER) TRACT, AND IN THE NORTH LINE OF LOT 3, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTH LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 203.86 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 (HARDEMAN RANCH ESTATES);

THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 173.60 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 3 (HARDEMAN RANCH ESTATES), AND IN THE NORTH RIGHT OF WAY LINE OF 12TH STREET;

THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5 OF HARDEMAN RANCH ESTATES AND THE NORTH RIGHT OF WAY LINE OF SAID 12TH STREET, A DISTANCE OF 424.53 FEET TO A 1/2 INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES), AND THE SOUTHEAST CORNER OF A 2.571 ACRE "TRACT 2" OF LANDS CONVEYED TO LONE STAR HOMEMAKERS, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2021-194029 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (HARDEMAN RANCH ESTATES) AND THE EAST LINE OF SAID 2.571 ACRE "TRACT 2", A DISTANCE OF 178.74 FEET TO A 1/2 INCH IRON ROD MAINTAINING NORTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES) THE SOUTHWEST CORNER OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, RIDGEVIEW ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET N, PAGE 398 OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE A WEST LINE OF SAID RIDGEVIEW ESTATES, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.752 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **LUTHER ANDERSON, TERRI SMITH THOMAS J. CRONBERGER, AND ROY YANT**, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE **REPLAT OF LOTS 2R & 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R & 2R, BLOCK 5, HARDEMAN RANCH ESTATES**, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUTHER ANDERSON DATE

TERRI SMITH DATE

THOMAS J. CRONBERGER DATE

ROY YANT DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **LUTHER ANDERSON**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ______________, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

____________ COUNTY

MY COMMISSION EXPIRES ON ________________

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TERRI SMITH**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ______________, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ______________

____________ COUNTY

MY COMMISSION EXPIRES ON ________________

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **THOMAS J. CRONBERGER**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ______________, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ______________

____________ COUNTY

MY COMMISSION EXPIRES ON ________________

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **ROY YANT**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ______________, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ______________

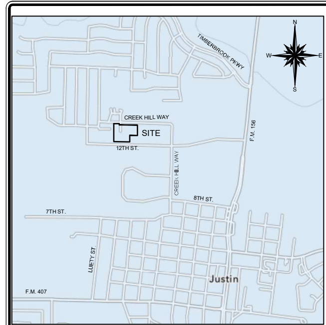
____________ COUNTY

MY COMMISSION EXPIRES ON ________________

REPLAT
LOTS 2R & 3R, BLOCK A ROBERSON ADDITION & LOTS 1 & 2, BLOCK 5 HARDEMAN RANCH ESTATES

BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 236
AND
ALL OF LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET D, PAGE 23
PLAT RECORDS, DENTON COUNTY, TEXAS
12/23/2025

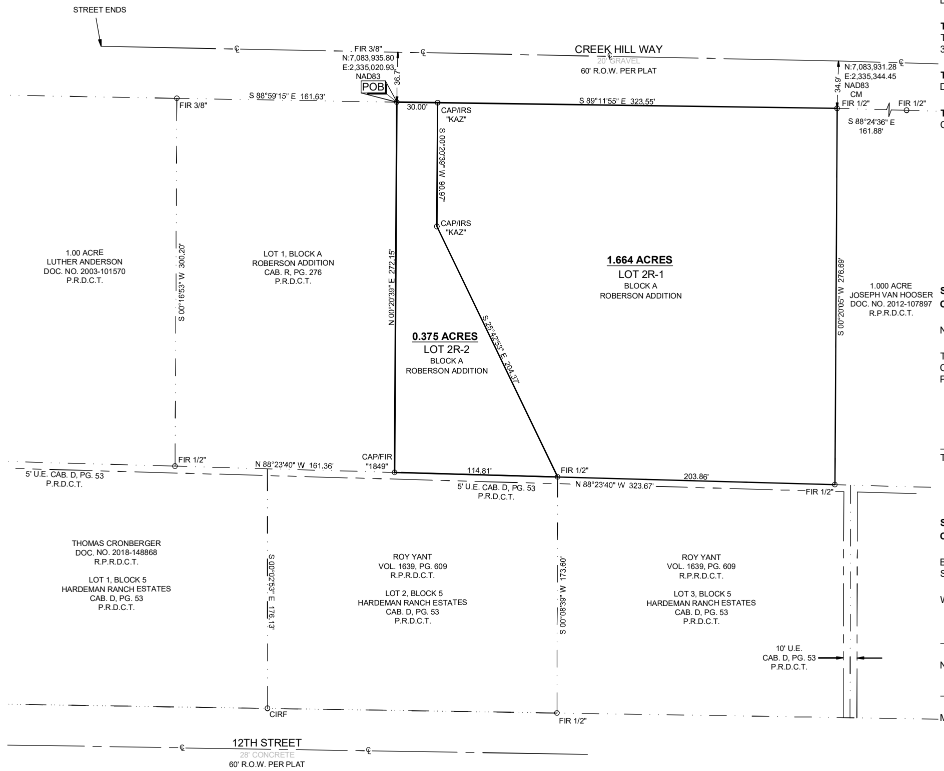
APPROVAL BLOCK:



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 48121C0485 G OF SAID MAP.
3. THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS , IF ANY, ON THIS PROPERTY.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF JUSTIN SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JUSTIN, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
6. ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.



Closure Report Thu Jan 6 08:25:24 2026			
Northing	Easting	Bearing	Distance
7083935.804	2335020.934		
		S 89°11'55" E	323.552
7083931.278	2335344.454		
		S 00°20'05" W	276.690
7083654.593	2335342.837		
		N 88°23'40" W	323.665
7083663.661	2335019.299		
		N 00°20'39" E	272.148
7083935.804	2335020.934		

Closure Error Distance> 0.00000
Total Distance> 1196.055
Polyline Area: 88792 sq ft, 2.038 acres

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNT TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
CAP/FIR = CAPPED IRON ROD FOUND
R.O.W. = RIGHT OF WAY
CM = CONTROLLING MONUMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
= BOUNDARY LINE
= ADJOINER LINE
= EASEMENT LINE
= R.O.W. CENTERLINE
= BUILDING LINE

N
W E
S

1" = 50'
0 25 50 75 100

4321 I-35 SUITE 575
GAINESVILLE, TX 76240
(940)382-3446
JOB NUMBER: 250399
DRAWN BY: TEP
DATE: 1-6-2026
R.P.L.S.
KENNETH A. ZOLLINGER
TX FIRM REGISTRATION # 10002100

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247

WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ________ day of ________________, 2026, to recommend approval of this plat by the City Council.

____
Chairman, Planning and Zoning Commission

____
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this __________ day of _______________, 2026, to approve this plat for filing of record.

____
Mayor, City of Justin

____
Attest: City Secretary

OWNER'S CERTIFICATION

WHEREAS TERRI SMITH IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, AND THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION, IN THE SOUTH RIGHT OF WAY LINE OF CREEK HILL WAY;

THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE SOUTH LINE OF SAID CREEK HILL WAY, A DISTANCE OF 323.55 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF A 1.000 ACRE TRACT OF LAND CONVEYED TO JOSEPH VAN HOOSER BY DEED OF RECORD IN DOCUMENT NUMBER 2012-107897 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE WEST LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT, AND IN THE NORTH LINE OF LOT 3, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS;

THENCE NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTH LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 323.67 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A, AND THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 272.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **2.038 ACRES** OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **TERRI SMITH**, DOES HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE **REPLAT OF LOTS 2R-1 & 2R-2, BLOCK A, ROBERSON ADDITION**, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____
TERRI SMITH DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TERRI SMITH**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _______________, 2026.

____
NOTARY PUBLIC IN AND FOR THE STATE OF ______________

____________ COUNTY

MY COMMISSION EXPIRES ON ________________

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.

____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
REGISTERED
KENNETH A. ZOLLINGER
5312
PROFESSIONAL
LAND SURVEYOR
REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ___________ DAY OF ________________, 2026.

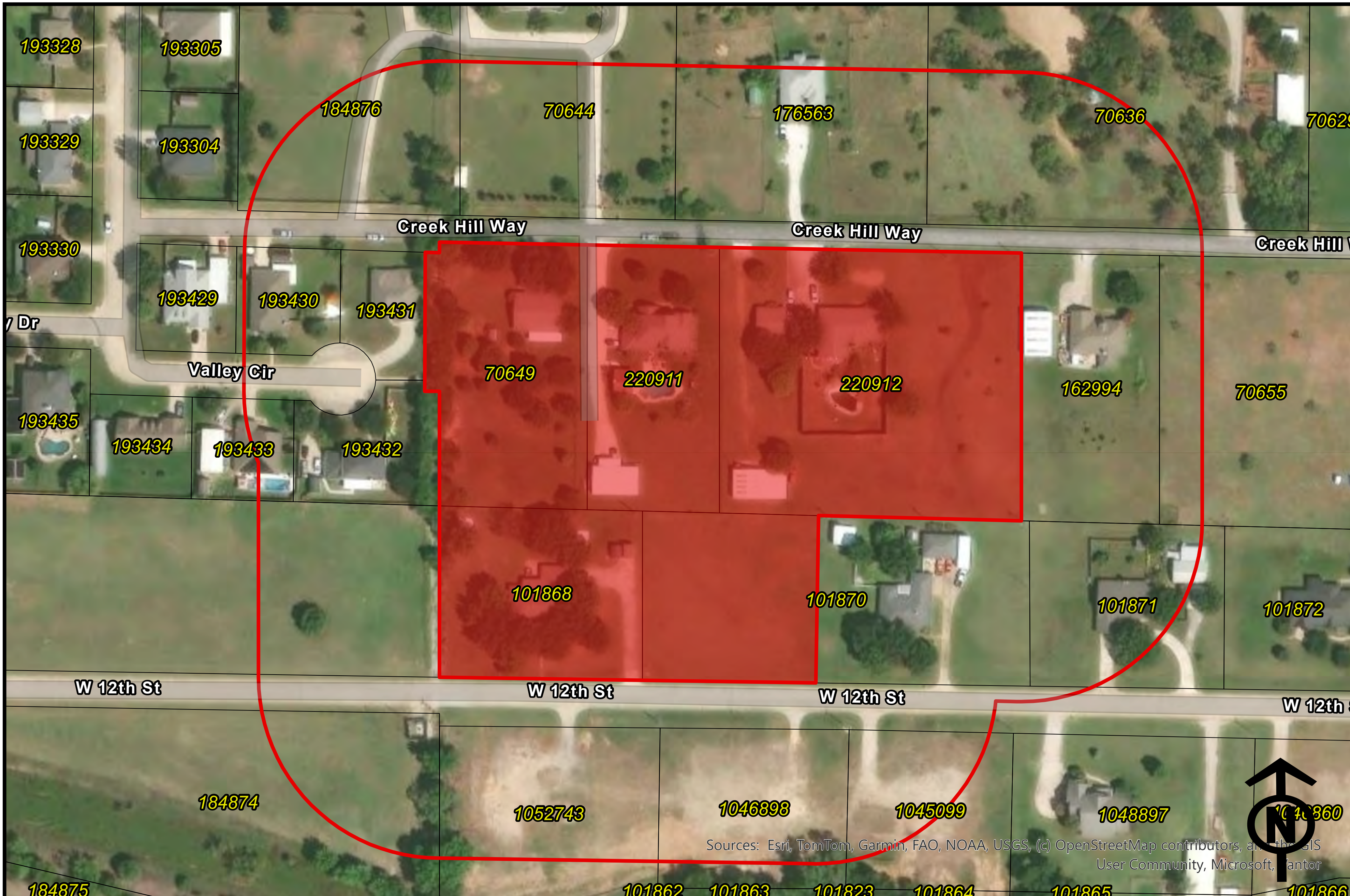
____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ______________________.

APPROVAL BLOCK:

REPLAT
LOTS 2R-1 & 2R-2, BLOCK A
ROBERSON ADDITION

BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 276
PLAT RECORDS,
DENTON COUNTY, TEXAS
1-6-2026



Legend

Subject Property

200ft Notice Radius

Parcels

Creek Hill Way
Replat
City of Justin, TX

0 50 100 200
Feet

Prepared by:
Christopher T. Young
GIS Technician
Date: 03/04/2026

RESOLUTION NO. 839-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING A REPLAT WITH A WAIVER TO THE MINIMUM LOT WIDTH REQUIREMENTS FOR LOTS 2R AND 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R AND 2R, BLOCK 5, HARDEMAN RANCH ESTATES, LOCATED GENERALLY AT CREEK HILL WAY AND 12TH STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Applicant submitted a request for approval of a Replat for Lots 2R and 3R, Block A, Roberson Addition, and Lots 1R and 2R, Block 5, Hardeman Ranch Estates, generally located at Creek Hill Way and 12th Street, within the City of Justin, Texas; and

WHEREAS, the proposed Replat reorganizes existing platted lots while maintaining four total lots across approximately 4.752 acres of land; and

WHEREAS, the property is zoned SF-1 Single Family Residential and is subject to the subdivision and zoning regulations of the City of Justin Unified Development Code; and

WHEREAS, the proposed Replat includes a requested waiver to the minimum lot width requirements established for the SF-1 zoning district, specifically related to a proposed lot width of approximately 40 feet where 80 feet is otherwise required; and

WHEREAS, pursuant to Section 52-502 of the City of Justin Unified Development Code, the City Council may approve waivers to the subdivision regulations when substantial justice may be done, the public interest secured, and where strict compliance would result in unnecessary hardship; and

WHEREAS, pursuant to Texas Local Government Code Section 212.015(a-1), replats requiring a variance or exception to subdivision regulations require a public hearing prior to approval; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing and recommended approval of the Replat and associated waiver on April 28, 2026; and

WHEREAS, the City Council finds that approval of the requested waiver and Replat will not be detrimental to the public health, safety, or welfare and that the requested waiver is unique to the property and consistent with the intent of the Unified Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. The recitals set forth above are incorporated herein for all purposes.

SECTION 2. The City Council hereby approves the Replat for Lots 2R and 3R, Block A, Roberson Addition, and Lots 1R and 2R, Block 5, Hardeman Ranch Estates, as depicted in the attached plat documents.

SECTION 3. The City Council hereby approves a waiver to the minimum lot width requirement established under the SF-1 zoning district standards of the Unified Development Code, specifically allowing an approximate lot width of 40 feet as presented within the approved Replat.

SECTION 4. This Resolution shall become effective immediately upon adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 28th day of May 2026.

APPROVED:

____
James Clark, Mayor

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (ACTION ITEMS)

Title: Consider adoption of Ordinance No. 861-26 of the City of Justin, Texas, adopting the Fiscal Year 2026-2027 Annual Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027; appropriating funds from available resources; authorizing budget administration as provided in the ordinance; requiring a record vote; providing for filing and posting as required by law; and take appropriate action.

TAXPAYER IMPACT STATEMENT
FISCAL YEAR 2026-27

This Taxpayer Impact Statement is required by Government Code § 551.043(c) to be posted on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body, and shows the median-value homestead property in the City of Justin, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

	FY2026 Adopted	**FY2027 No-New-Revenue Tax Rate**	**FY2027 Proposed Tax Rate**
Total tax rate (per $100 of value)	$0.670000	$0.641816	$0.658175
Median homestead taxable value	$398,843	$403,850	$403,850
Tax on average homestead	$2,672.25	$2,591.97	$2,658.01
Difference to current year tax bill $		$ (80.28)	$ (14.21)

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

The City recommends approval of Ordinance No. 861-26 adopting the City of Justin Fiscal Year 2026–2027 Annual Budget.

Recommended Motion
Move to approve Ordinance No. 861-26 adopting the City of Justin Fiscal Year 2026–2027 Annual Budget as presented.

Background:

The City of Justin prepares and adopts an annual budget in accordance with the City Charter and Chapter 102 of the Texas Local Government Code. The Fiscal Year 2026–2027 Proposed Budget was filed with the City Secretary on August 11, 2026, and made available for public inspection. The proposed budget has been presented to and reviewed by the City Council through the City's annual budget development process. The budget provides funding for City operations, personnel, capital expenditures, debt obligations, and other programs and services for the fiscal year beginning October 1, 2026, and ending September 30, 2027. A public hearing on the FY 2026–2027 Proposed Budget was held on September 17, 2026, prior to consideration of this item, providing the public an opportunity to comment on the proposed budget.

The FY 2026–2027 Proposed Budget is based on a proposed 2026 property tax rate of $0.658175 per $100 of taxable valuation, which is equal to the City's voter-approval tax rate. The proposed property tax rate will be considered by the City Council under a separate agenda item. Approval of Ordinance No. 861-26 will formally adopt the City's FY 2026–2027 Annual Budget and establish appropriations for the fiscal year. Because the budget will raise more property tax revenue than the previous year's budget, the required ratification of the property tax revenue increase will also be considered by the City Council under a separate agenda item.

Adoption of Ordinance No. 861-26 establishes the City's FY 2026–2027 appropriations and expenditure authority in accordance with the amounts presented in the Annual Budget.

City Attorney Review: Yes

Attachments:

1. Ordinance 861-26 FY 2026-27 Budget Adoption

ORDINANCE NO. 861-26

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AND ADOPTING THE OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; PROVIDING BUDGETARY APPROPRIATIONS FOR THE VARIOUS OPERATING FUNDS OF THE CITY; AUTHORIZING THE CITY MANAGER TO ADJUST AMOUNTS WITHIN FUND APPROPRIATIONS; RATIFYING PREVIOUS ADJUSTMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Justin has submitted to the City Council a proposed budget of anticipated revenues and expenditures for conducting the affairs of the City and providing a complete financial plan for FY 2026-2027; and

WHEREAS, a copy of the City Manager's proposed budget and all supporting schedules has been received by the City Council, and a copy filed with the City Secretary of the City of Justin; and

WHEREAS, the proposed budget was made available for public inspection; and

WHEREAS, following due notice, a public hearing was held on the proposed budget on September 17, 2026 at which time all interested persons were given an opportunity to be heard for or against the estimates of any items therein; and

WHEREAS, upon full consideration of the matter, the City Council made such changes to the proposed budget which in its judgment are warranted and in the best interest of the taxpayers of the City of Justin.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. Subject to the applicable provisions of State law, the budget of anticipated revenues, resources, and the detailed estimates of expenditures desired for each project and operation proposed to be undertaken, together with estimated amounts of all other proposed expenditures necessary for conducting the affairs of the City of Justin and providing a financial plan for the ensuing Fiscal Year beginning October 1, 2026 and ending September 30, 2027, as submitted by the City Manager and adjusted by the City Council, attached hereto as Exhibit "A" and incorporated herein by reference, is hereby adopted as the Budget of the City of Justin for the Fiscal Year 2026-2027.

SECTION 2. The appropriations for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 for the operation of different funds and purposes of the City of Justin shall be in accordance with Exhibit "A".

SECTION 3. Expenditures during the Fiscal Year shall be made in accordance with the budgeted appropriations approved by this Ordinance and made a part hereof for all purposes.

SECTION 4. Specific authority is given to the City Manager to adjust amounts within fund appropriations, including: (1) reduction of allowed expenditures of a department under the City Manager if, in the judgment of the City Manager, actual or probable receipts are less than the amount estimated for expenditure, and (2) transfer of appropriations within funds.

SECTION 5. The City Council reserves the authority to transfer appropriations budgeted from one account or activity to another within any individual activity of the City and to transfer appropriations from designated appropriations to any individual department or activity. That all transfers by the City Manager of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2025-2026 are hereby ratified and the Budget Ordinance for 2025-2026 is hereby amended to the extent of such transfers for all purposes.

SECTION 6. All provisions of the ordinances of the City of Justin in conflict with provisions of this Ordinance are hereby repealed.

SECTION 7. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same should not affect the validity of this Ordinance, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional.

SECTION 8. This Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $ 972,720 OR 12.73%, AND OF THAT AMOUNT, $916,117, or 12.73%, IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 17th DAY OF SEPTEMBER, 2026.

	Aye	Nay	Absent
James Clark			
Ryan Stevens			
Tomas Mendoza			
Steven Teschke			
James Castle			
Daniel Dennis			
Shelby St. Claire			

APPROVED:

____

Mayor James Clark

ATTEST:

____

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____

City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 2. (ACTION ITEMS)

Title: Consider adoption of Ordinance 862-26 of the City of Justin, Texas, levying the ad valorem property tax of the City of Justin, Texas, for tax year 2026 (Fiscal Year 2026-2027); adopting a tax rate of $0.658175 per $100 valuation, consisting of $0.534620 for maintenance and operations and $0.123555 for payment of principal and interest on outstanding debt obligations; providing for due and delinquent dates, penalties, and interest; providing a severability clause; and providing an effective date. .

This rate exceeds the no-new-revenue tax rate but does not exceed the voter-approval tax rate or the de minimis rate for the City of Justin, Texas, for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

Staff recommends approval.

Background:

A tax rate of $0.658175 per $100 valuation has been utilized for final consideration of the FY 2026-2027 Budget. The proposed rate is $0.011825 lower than the City's FY 2025-2026 adopted tax rate of $0.670000 per $100 valuation.

PROPOSED TAX RATE	$0.658175 per $100
NO-NEW-REVENUE TAX RATE	$0.641816 per $100
VOTER-APPROVAL TAX RATE	$0.658175 per $100
DE MINIMIS RATE	$0.673164 per $100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise approximately the same amount of property tax revenue for the City of Justin from the same properties in both the 2025 and 2026 tax years.

The voter-approval tax rate is the highest tax rate the City of Justin may adopt without exceeding the voter-approval threshold established by state law. The proposed rate of $0.658175 equals the City's 2026 voter-approval tax rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means the City of Justin is proposing to increase property tax revenue for the 2026 tax year, even though the proposed total tax rate is lower than the prior year's adopted rate.

The following table compares the taxes imposed on the average residence homestead by the City of Justin last year to the taxes proposed to be imposed on the average residence homestead this year.

	2025	**2026**	**Change**
Total tax rate (per $100 of value)	$0.670000	$0.658175	decrease of $0.011825, or 1.76%
Average homestead taxable value	$389,150	$410,390	increase of $21,240, or 5.46%
Tax on average homestead	$2,607.31	$2,701.09	increase of $93.78, or 3.60%
Total tax levy on all properties	$7,642,846	$8,615,566	increase of $972,720, or 12.73%

Pursuant to Texas Tax Code §26.05(b), the motion to approve the total tax rate must be made in the following form: “I move that the property tax rate be increased by the adoption of a tax rate of $0.658175 per $100 valuation, which is effectively a 2.55 percent increase in the tax rate.”

The percentage stated in the motion is the percentage by which the proposed tax rate exceeds the no-new-revenue tax rate. The maintenance and operations and debt service components must also be approved separately as required by Texas Tax Code §26.05.

City Attorney Review: Yes

Attachments:

1. City of Justin 2026 Tax Rate Calculation Notice and Worksheet
2. Ordinance 862-26 Tax Rate Adoption

2026 Tax Rate Calculation Notice

Taxing Unit Name: City of Justin

Attached are the following documents:

No New Revenue and Voter Approval Tax Rate Worksheets
Notice of Tax Rates (*required to be posted on taxing unit website*)

Approving Rates: Section 8 on worksheet shows the following rates

No New Revenue Rate
Voter Approval Rate
Di Minimis Rate (if applicable)

Please review these documents carefully and notify our office of any changes that need to be made. If any changes are made, our office will send out new documents including the revisions. Once you are satisfied that the calculation is correct, please sign this document stating that you approve the calculation worksheet that is attached to this document.

Proposed M&O 0.53462 (Maintenance & Operation Rate)

Proposed I&S 0.123555 (Interest & Sinking or Debt Rate)

Proposed Total Rate 0.658175

As a representative of City of Justin, I approve the Tax Rate Calculation and have provided the proposed tax rate for the taxing entity listed above.

Jarrod Greenwood
Printed name

Signed by:
Jarrod Greenwood
8BF6C896E23E430...
Signature

8/14/2026
Date

2026 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF JUSTIN

Taxing Unit Name

Phone *(area code and number)*

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

https://www.dentoncounty.gov/DocumentCenter/Index/848

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	$ 1,289,427,415
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 154,208,764
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 1,135,218,651
4.	**Prior year total adopted tax rate.**	$ 0.670000 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**	
	A. **Original prior year ARB values:** $ 58,154,328	
	B. **Prior year values resulting from final court decisions:** - $ 54,240,643	
	C. **Prior year value loss.** Subtract B from A.[4]	$ 3,913,685

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. Prior year ARB certified value:	$ 1,174,276	
	B. Prior year disputed value:	- $ 234,855	
	C. Prior year undisputed value. Subtract B from A. [5]		$ 939,421
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.		$ 4,853,106
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.		$ 1,140,071,757
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory. [6]		$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value.		
	A. Absolute exemptions. Use prior year market value:	$ 471,253	
	B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value:	+ $ 19,425,671	
	C. Value loss. Add A and B. [7]		$ 19,896,924
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year.		
	A. Prior year market value:	$ 218,741	
	B. Current year productivity or special appraised value:	- $ 585	
	C. Value loss. Subtract B from A. [8]		$ 218,156
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.		$ 20,115,080
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.		$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.		$ 1,119,956,677
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.		$ 7,503,709
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]		$ 4,365
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]		$ 7,508,074

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12] **A. Certified values:** .... $ 1,445,709,450 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: .... + $ 0 **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: .... - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.[14] Enter the total from Form 50-110 .... - $ 0 **E. Total current year value.** Add A and B, then subtract C and D.	$ 1,445,709,450
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [16] .... $ 11,758,471 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [17] .... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 11,758,471
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[18]	$ 148,461,407
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[20] If completing this line, the taxing unit must include supporting documentation in Section 9.[21] Taxing units that are not affected, enter 0.	$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[22]	$ 1,309,006,514
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]	$ 138,375
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]	$ 139,051,890

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 139,190,265
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 1,169,816,249
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [25]	$ 0.641816 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [26]	$ ______ /$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.524420 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,140,071,757
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ 5,978,764
32.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year. . . . . + $ 3,835	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. . . . . – $ 0	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. . . . . +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. . . . . $ 3,835	
	E. Add Line 31 to 32D.	$ 5,982,599
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,169,816,249
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ 0.511413 /$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
35.	**Rate adjustment for state criminal justice mandate.** [28]		
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000/$100
36.	**Rate adjustment for indigent health care expenditures.** [29]		
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..	$ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000/$100
37.	**Rate adjustment for county indigent defense compensation.** [30]		
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose..	$ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100..	$ 0.000000/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.		$ 0.000000/$100
38.	**Rate adjustment for county hospital expenditures.** [31]		
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.	$ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100..	$ 0.000000/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.		$ 0.000000/$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A. Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. . . . . $ 0 **B. Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100 . . . . $ 0.000000/$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000/$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.511413/$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . $ 0 **B.** Divide Line 41A by Line 33 and multiply by $100 . . . . $ 0.000000/$100 **C.** Add Line 41B to Line 40.	$ 0.511413/$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.529312/$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: **A.** The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33] . . . . $ 0.000000/$100 **- or -** **B.** The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] Complete Section 5 through Line 68 to complete D42(B). a. Enter the **disaster relief cost.** . . . . $ 0 b. **Disaster relief rate**. Divide Line D42(B)(a) by Line 26 and multiply by 100 . . . . $ 0.000000/$100 c. Add Line D42(B)(b) to Line 42. . . . . $ 0.000000/$100 d. Enter the **current year unused increment rate** from Line 68 . . . . $ 0.000000/$100 e Add Line D42(c) to Line D42(d). . . . . $ 0.000000/$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. **C.** Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). [35] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ 0.000000/$100

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)
[35] Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount .... $ 1,746,559 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... – $ 0 **D.** Subtract **amount paid** from other resources .... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 1,746,559
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ 129,203
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 1,617,356
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] .... 100.00 % **B.** Enter the prior year actual collection rate. .... 99.56 % **C.** Enter the 2024 actual collection rate. .... 99.57 % **D.** Enter the 2023 actual collection rate. .... 99.75 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	100.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 1,617,356
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,309,006,514
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.123555 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.652867 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	$ 0.000000 /$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ ______ /$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.[42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,309,006,514
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.641816 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.641816 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet*.	$ 0.652867 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.652867 /$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ.[45] The taxing unit shall provide its tax assessor-collector with a copy of the letter.[46]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,309,006,514
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.652867 /$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [52]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 69)	$ 0.676052/$100
	B. Unused increment rate (Line 68)	$ 0.000000/$100
	C. Subtract B from A	$ 0.676052/$100
	D. Adopted Tax Rate	$ 0.670000/$100
	E. Subtract D from C	$ 0.006052/$100
	F. 2025 Total Taxable Value (Line 61)	$ 1,148,222,245
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 69,490
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.600118/$100
	B. Unused increment rate (Line 67)	$ 0.000000/$100
	C. Subtract B from A	$ 0.600118/$100
	D. Adopted Tax Rate	$ 0.600118/$100
	E. Subtract D from C	$ 0.000000/$100
	F. 2024 Total Taxable Value (Line 60)	$ 1,000,847,959
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.590528/$100
	B. Unused increment rate (Line 66)	$ 0.000000/$100
	C. Subtract B from A	$ 0.590528/$100
	D. Adopted Tax Rate	$ 0.628363/$100
	E. Subtract D from C	$ -0.037835/$100
	F. 2023 Total Taxable Value (Line 60)	$ 913,495,635
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 69,490
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.005308/$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.658175/$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.511413 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,309,006,514
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.038196 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.123555 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.673164 /$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.670000 /$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ 0.000000 /$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.000000 /$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,119,956,677
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,169,816,249
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ 0.000000 /$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.658175 /$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.641816 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate........ $ 0.658175 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

De minimis rate......... $ 0.673164 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here ▶ ____________________
Printed Name of Taxing Unit Representative

sign here ▶ ____________________ ____________________
Taxing Unit Representative Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

Notice About 2026 Tax Rates

Property tax rates in CITY OF JUSTIN.
This notice concerns the 2026 property tax rates for CITY OF JUSTIN. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would Impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per $100 of property value.

This year's no-new-revenue tax rate	$0.641816/$100
This year's voter-approval tax rate	$0.658175/$100

To see the full calculations, please visit 1505 E. McKinney Street Denton, TX 76209 for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance
The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
GENERAL FUNDS (ESTIMATE)	6,723,419

Current Year Debt Service
The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable).*

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
207 GO REFUNDING BONDS	215,000	11,284	0	226,284
2019 CERTIFICATES OF OBLIGATION	140,000	52,650	0	192,650
2025 PUBLIC PROPERTY FINANCE CONTRACUAL OBLIGATION	50,000	43,306	0	93,306
2025 GO BONDS	310,000	924,319	0	1,234,319

Total required for 2026 debt service	$1,746,559
- Amount (if any) paid from funds listed in unencumbered funds	$0
- Amount (if any) paid from other resources	$0
- Excess collections last year	$129,203
= Total to be paid from taxes in 2026	$1,617,356
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2026	$0
= Total debt levy	$1,617,356

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Dawn Waye, Denton County Tax Assessor/Collector on 08/07/2026 .

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

ORDINANCE NO. 862-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, LEVYING THE AD VALOREM TAX RATE FOR THE CITY OF JUSTIN, TEXAS, FOR THE TAX YEAR 2026 (FISCAL YEAR 2026-2027) AT A RATE OF $0.658175 PER $100 VALUATION, CONSISTING OF $0.534620 FOR MAINTENANCE AND OPERATIONS AND $0.123555 FOR PAYMENT OF PRINCIPAL AND INTEREST ON OUTSTANDING DEBT OBLIGATIONS; PROVIDING FOR DUE AND DELINQUENT DATES, PENALTIES AND INTEREST; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Justin, Texas, has complied with all requirements of the Texas Property Tax Code, including those in Chapter 26 (Truth in Taxation), and other applicable state laws in the adoption of the tax rate; and

WHEREAS, the City Council has duly conducted a public hearing on the proposed tax rate and has otherwise complied with all legal requirements necessary for the adoption of said rate; and

WHEREAS, the total tax rate consists of two components: (1) a rate of $0.534620 per $100 valuation for the purpose of funding the maintenance and operations (M&O) of the municipal government; and (2) a rate of $0.123555 per $100 valuation for the purpose of payment of principal and interest on debt obligations (Interest & Sinking Fund or I&S) of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. That there is hereby levied for the Tax Year 2026 (Fiscal Year 2026-2027), upon all taxable property, both real and personal, within the corporate limits of the City of Justin, Texas, as of January 1, 2026, and not exempt by the Constitution or laws of the State of Texas, an ad valorem tax at the rate of $0.658175 per $100 valuation. The rate is hereby allocated as follows:

- $0.534620 per $100 valuation for maintenance and operations (General Fund)
- $0.123555 per $100 valuation for the interest and sinking fund (Debt Service Fund)

SECTION 2. The City Council hereby finds that this tax rate will raise more revenue from property taxes than in the previous year and therefore makes the following record vote and statement in accordance with Section 26.05 of the Texas Tax Code:

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 4.54% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $23.21.

SECTION 6. All provisions of the ordinances of the City of Justin in conflict with provisions of this Ordinance are hereby repealed.

SECTION 7. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same should not affect the validity of this Ordinance, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional.

SECTION 8. This Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 17th DAY OF SEPTEMBER 2026.

	Aye	Nay	Absent
James Clark	___________	___________	___________
Ryan Stevens	___________	___________	___________
Tomas Mendoza	___________	___________	___________
Steven Teschke	___________	___________	___________
James Castle	___________	___________	___________
Daniel Dennis	___________	___________	___________
Shelby St. Claire	___________	___________	___________

APPROVED

____
Mayor James Clark

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 3. (ACTION ITEMS)

Title: Consider adoption of Ordinance 863-26 of the City of Justin, Texas, approving the 2026 tax rolls; providing an effective date; and take appropriate action.

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

Staff recommends approval.

Background:

Texas Tax Code §26.09 provides for the tax assessor to calculate the tax imposed on each property and submit the appraisal roll showing the tax amounts to the governing body for approval. Once approved, the appraisal roll with the tax amounts entered constitutes the City's tax roll. The tax roll is prepared using the 2026 certified appraisal information and the tax rate adopted by City Council. At the proposed voter-approval rate, the estimated total levy is approximately $8,615,566; the final tax roll totals should be those certified and submitted by the Denton County Tax Assessor-Collector.

Approval of the tax roll authorizes the tax assessor-collector to proceed with billing and collection in accordance with State law and the City's tax collection agreement.

City Attorney Review: No

Attachments:

1. Ordinance 863-26 Tax Roll Adoption

ORDINANCE NO. 863-26

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING THE 2026 TAX ROLLS OF THE CITY OF JUSTIN; AUTHORIZING THE TAX ASSESSOR-COLLECTOR TO PROCEED WITH COLLECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Denton Central Appraisal District has provided the certified appraisal roll and related values for the City of Justin for Tax Year 2026; and

WHEREAS, the City Council has adopted the City's 2026 ad valorem tax rate; and

WHEREAS, pursuant to Texas Tax Code §26.09, the tax assessor-collector has calculated the taxes imposed and submitted the tax roll to the governing body for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. The 2026 tax roll for the City of Justin, Texas, containing the taxes calculated and entered by the Denton County Tax Assessor-Collector pursuant to Texas Tax Code §26.09 and submitted to the City Council for approval, attached hereto as Exhibit A, are hereby approved.

SECTION 2. The Denton County Tax Assessor-Collector is authorized and directed to assess, bill, collect, and account for the taxes shown on the approved tax rolls in accordance with applicable law.

SECTION 3. The City Secretary is authorized to maintain this Ordinance and the approved tax roll certification as part of the official records of the City.

SECTION 4. This Ordinance shall take effect immediately upon passage and approval.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 17th DAY OF SEPTEMBER, 2026.

	Aye	Nay	Absent
James Clark	___________	___________	___________
Ryan Stevens	___________	___________	___________
Tomas Mendoza	___________	___________	___________
Steven Teschke	___________	___________	___________
James Castle	___________	___________	___________
Daniel Dennis	___________	___________	___________
Shelby St. Claire	___________	___________	___________

APPROVED:

____
Mayor James Clark

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 4. (ACTION ITEMS)

Title: Consider adoption of Ordinance 866-26 ratifying the property tax revenue increase reflected in the Fiscal Year 2026-2027 City of Justin Annual Budget as a result of the City receiving more revenues from property taxes in the 2026-2027 budget than in the previous fiscal year; and take appropriate action.

Department: Administration

Contact: Hailey Payne, Finance Director, Abbey Reece

Recommendation:

Staff recommends ratifying the proposed Ordinance

Background:

Texas Local Government Code §§102.005 and 102.007 require a separate ratification vote when the adopted budget will raise more property tax revenue than was generated in the previous year.

The FY 2026-2027 budget is projected to raise $972,720 more in total property tax revenue than the prior year, an increase of 12.73%. Of that increase, $916,117 is attributable to new property added to the tax roll.

This item is separate from both the budget adoption vote and the tax-rate adoption vote.

City Attorney Review: Yes

Attachments:

1. Ord 866-26 Tax Rate Ratification

ORDINANCE NO. 866-26

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, RATIFYING THE PROPERTY TAX REVENUE INCREASE IN THE 2026-2027 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE 2026-2027 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Pursuant to Texas Local Government Code section 102.005, subsection (b) and section 102.007, subsection (c) (passed by the 80th Texas Legislature as H.B. 3195, relating in part to "truth-in-taxation disclosure"), when there is an increase to the property tax revenues in the proposed budget as compared to the previous year, the City Council must, by a separate vote, ratify the property tax increase reflected in the budget; and,

WHEREAS, the City's 2026-2027 Annual Budget has an increase in property tax revenues as compared to the previous year; and,

WHEREAS, as a result of the approval of the 2026-2027 Budget, the City Council finds that it must ratify the increased revenue from property taxes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. The increased revenue from property taxes in the Fiscal Year 2025-2026 City Budget is hereby ratified, with the following declaration:

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $972,720, OR 12.73%, AND OF THAT AMOUNT, $916,117 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

SECTION 2. That this Ordinance shall become effective from and after its adoption and is so ordained.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 17th DAY OF SEPTEMBER 2026.

	Aye	Nay	Absent
James Clark	__________	__________	__________
Ryan Stevens	__________	__________	__________
Tomas Mendoza	__________	__________	__________
Steven Teschke	__________	__________	__________
James Castle	__________	__________	__________
Daniel Dennis	__________	__________	__________
Shelby St. Claire	__________	__________	__________

APPROVED:

____
Mayor James Clark

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 5. (ACTION ITEMS)

Title: Consider approval of Resolution 839-26 for a Waiver to Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

The Applicant is requesting a replat for the purpose of extending his lot to acquire a shed approximately two lots over. Staff did discuss the ability to remove and relocate the shed, however, the applicant stated there were some issues associated with this. Staff has reviewed the proposed replat and compared the current zoning ordinance requirements for lot width, lot depth, and lot area against the dimensions shown on the submitted plat.

Pursuant to Texas Local Government Code Section 212.015(a-1), replats requiring a variance or exception to the subdivision regulations require a public hearing prior to approval.

Property Information:

ITEM	**DESCRIPTION**
Plat Type	Replat
Total Area	Approximately 4.752 acres
Existing Lots	4
Proposed Lots	4
Subdivision	Roberson Addition / Hardeman Ranch Estates
Location	Creek Hill Way and 12th Street

The replat reorganizes several existing platted lots while maintaining overall development potential. The property is currently zoned SF-1, which requires a minimum lot width of 80 feet, minimum lot area of 10,000 square feet, and minimum lot depth of 100 feet.

The proposed lot configuration includes a lot width of approximately 40 feet, which does not meet the SF-1 minimum width requirement. However, the lot depth of approximately 212 feet exceeds the required minimum depth, and the lot area of approximately 17,500 square feet also exceeds the minimum area requirement.

Overall, the proposal complies with the lot depth and lot area standards but does not comply with the minimum lot width requirement of the SF-1 zoning district.

Per Section 52-901, the lot width is measured at the front of the property, specifically the build line. A staff created exhibit is attached for further review.

Standard	SF-1 Requirement	Proposed	Compliance
Lot Width	80 ft	~40 ft	Does Not Comply
Lot Depth	100 ft	~212 ft	Complies
Lot Area	10,000 sq ft	~17,500 sq ft	Complies

<u>Consideration per Section 52-502:</u>
*"Modifications, waivers, and exceptions.*The city council may approve waivers to these subdivision regulations so that substantial justice may be done, and the public interest secured when it finds that unreasonable hardships or difficulties may result from strict compliance with these regulations, and/or the purposes of these regulations may be served to a greater extent by an alternative proposal. Any variance granted shall not have the effect of nullifying the intent and purpose of these regulations. When considering a waiver, the city council shall consider the following:

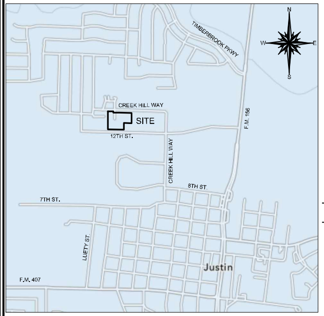
(1) The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.
(2) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.
(3) Because of the physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.
(4) The waiver will not, in any manner, vary the provisions of the zoning ordinance or future land use plan, thoroughfare plan, and other adopted plans, except that those documents may be amended in the manner prescribed by law."

The Planning and Zoning Commission recommended to unanimously approve the replat on April 28, 2026.

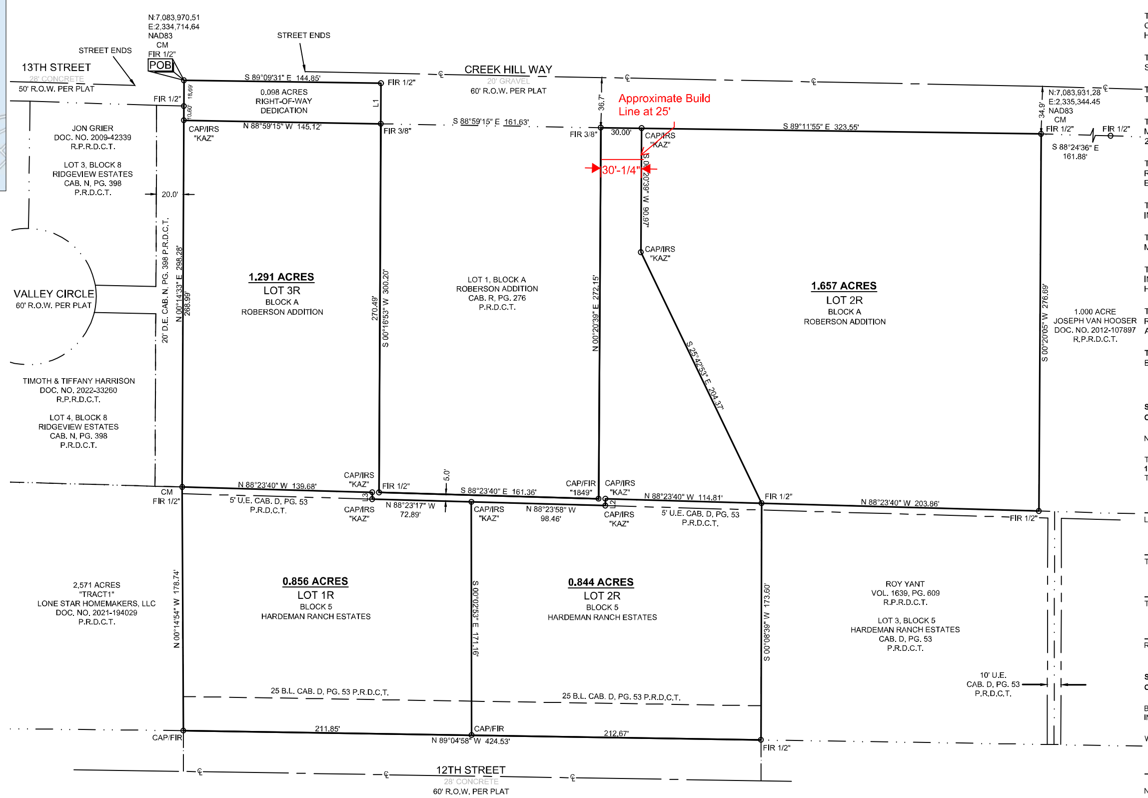
City Attorney Review: No

Attachments:

1. Exhibit Lot Width
2. Proposed Plat
3. Buffer Map
4. Resolution 839-26 Creekhill Replat Draft Resolution



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 48121C0485 G OF SAID MAP.
3. THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS , IF ANY, ON THIS PROPERTY.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF JUSTIN SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JUSTIN, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
6. ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.

Closure Report
Tue Dec 23 13:29:03 2025

Northing	Easting	Bearing	Distance
7083970.508	2334714.639		
		S 89°09'31" E	144.849
7083968.381	2334859.472		
		S 00°16'53" W	29.721
7083938.660	2334859.326		
		S 88°59'15" E	161.633
7083935.804	2335020.934		
		S 89°11'55" E	323.552
7083931.278	2335344.454		
		S 00°20'05" W	276.690
7083654.593	2335342.837		
		N 88°23'40" W	203.858
7083660.304	2335139.059		
		S 00°08'39" W	173.600
7083486.705	2335138.622		
		N 89°04'58" W	424.526
7083493.500	2334714.151		
		N 00°14'54" W	178.737
7083672.235	2334713.376		
		N 00°14'33" E	298.276
7083970.508	2334714.639		

Closure Error Distance> 0.00000
Total Distance> 2215.441
Polyline Area: 250797 sq ft, 5.758 acres

N
W
E
S

1" = 50'
0 25 50 75 100

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNT TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
CAP/FIR = CAPPED IRON ROD FOUND
R.O.W. = RIGHT OF WAY
CM = CONTROLLING MONUMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
= BOUNDARY LINE
= ADJOINER LINE
= EASEMENT LINE
= R.O.W. CENTERLINE
= BUILDING LINE

LINE	BEARING	DISTANCE
L1	S 00°16'53" W	29.72'
L2	S 00°20'39" W	5.00'
L3	N 00°16'53" E	5.00'

4321 I-35 SUITE 575
GAINESVILLE, TX 76240
(940)382-3446
JOB NUMBER: 250399
DRAWN BY: TEP
DATE: 1-6-2025
R.P.L.S.
KENNETH A. ZOLLINGER
KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER: LOT 3R
ROBERSON ADDITION
LUTHER ANDERSON
P.O. BOX 487
JUSTIN, TX 76247

OWNER: LOT 2R
ROBERSON ADDITION
TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247

OWNER: LOT 1R
HARDEMAN RANCH ESTATES
THOMAS J. CRONBERGER
111 E. UNIVERSITY DR., STE 105
DENTON, TX 76209

OWNER: LOT 2R
HARDEMAN RANCH ESTATES
ROY YANT
620 12TH STREET
JUSTIN, TX 76247

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
REGISTERED
KENNETH A. ZOLLINGER
5312
PROFESSIONAL
LAND SURVEYOR
REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ___________ DAY OF _________________, 2026.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ____________________.

WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ________ day of ________________, 2026, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this __________ day of ________________, 2026, to approve this plat for filing of record.

Mayor, City of Justin

Attest: City Secretary

OWNER'S CERTIFICATION

WHEREAS LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS AND BEING ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO LUTHER ANDERSON BY DEED OF RECORD IN VOLUME 5363, PAGE 2678, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND PART OF LOTS 1 AND 2, BLOCK 5, HARDEMAN RACNCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 144.85 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, IN THE SOUTH LINE OF CREEK HILL WAY;

THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, PASSING A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION AT A DISTANCE OF 29.72 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 300.20 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 1, BLOCK 5, OF SAID HARDEMAN RANCH ESTATES;

THENCE SOUTH 88 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 161.36 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 2, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 (ROBERSON ADDITION), A DISTANCE OF 272.15 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), AND IN THE SOUTH LINE OF SAID CREEK HILL WAY;

THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE SOUTH LINE OF SAID CREEK HILL WAY, A DISTANCE OF 323.55 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JOSEPH VAN HOOSER BY DEED OF RECORD IN DOCUMENT NUMBER 2012-107897 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE WEST LINE OF SAID 1.00 ACRE (VAN HOOSER) TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.00 ACRE (VAN HOOSER) TRACT, AND IN THE NORTH LINE OF LOT 3, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTH LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 203.86 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 (HARDEMAN RANCH ESTATES);

THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 173.60 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 3 (HARDEMAN RANCH ESTATES), AND IN THE NORTH RIGHT OF WAY LINE OF 12TH STREET;

THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5 OF HARDEMAN RANCH ESTATES AND THE NORTH RIGHT OF WAY LINE OF SAID 12TH STREET, A DISTANCE OF 424.53 FEET TO A 1/2 INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES), AND THE SOUTHEAST CORNER OF A 2.571 ACRE "TRACT 2" OF LANDS CONVEYED TO LONE STAR HOMEMAKERS, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2021-194029 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (HARDEMAN RANCH ESTATES) AND THE EAST LINE OF SAID 2.571 ACRE "TRACT 2", A DISTANCE OF 178.74 FEET TO A 1/2 INCH IRON ROD MAINTAINING NORTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES) THE SOUTHWEST CORNER OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, RIDGEVIEW ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET N, PAGE 398 OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE A WEST LINE OF SAID RIDGEVIEW ESTATES, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.752 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **LUTHER ANDERSON, TERRI SMITH THOMAS J. CRONBERGER, AND ROY YANT**, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE **REPLAT OF LOTS 2R & 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R & 2R, BLOCK 5, HARDEMAN RANCH ESTATES**, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUTHER ANDERSON DATE

TERRI SMITH DATE

THOMAS J. CRONBERGER DATE

ROY YANT DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **LUTHER ANDERSON**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ______________, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

____________ COUNTY

MY COMMISSION EXPIRES ON ________________

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TERRI SMITH**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ______________, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____________

____________ COUNTY

MY COMMISSION EXPIRES ON ________________

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **THOMAS J. CRONBERGER**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ______________, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____________

____________ COUNTY

MY COMMISSION EXPIRES ON ________________

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **ROY YANT**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ______________, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____________

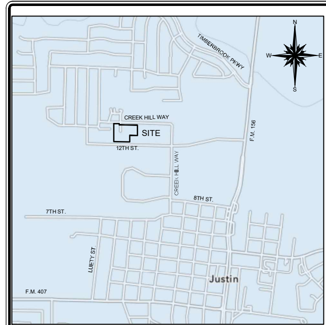
____________ COUNTY

MY COMMISSION EXPIRES ON ________________

REPLAT
LOTS 2R & 3R, BLOCK A ROBERSON ADDITION & LOTS 1 & 2, BLOCK 5 HARDEMAN RANCH ESTATES

BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 236
AND
ALL OF LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET D, PAGE 23
PLAT RECORDS, DENTON COUNTY, TEXAS
12/23/2025

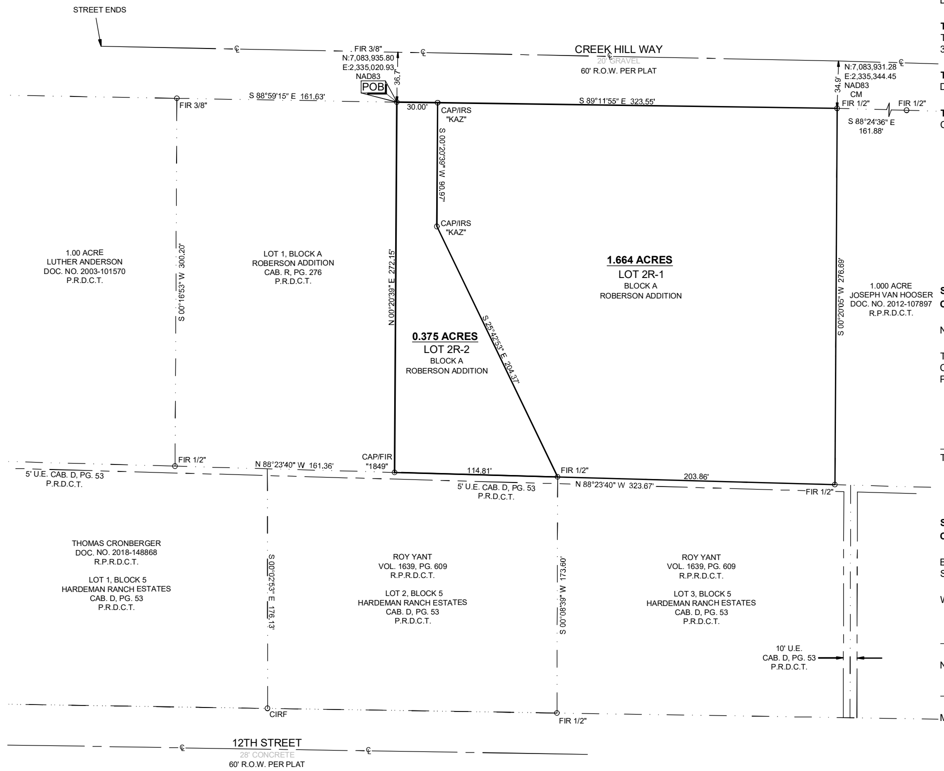
APPROVAL BLOCK:



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 48121C0485 G OF SAID MAP.
3. THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS , IF ANY, ON THIS PROPERTY.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF JUSTIN SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JUSTIN, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
6. ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.



OWNER'S CERTIFICATION

WHEREAS TERRI SMITH IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, AND THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION, IN THE SOUTH RIGHT OF WAY LINE OF CREEK HILL WAY;

THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE SOUTH LINE OF SAID CREEK HILL WAY, A DISTANCE OF 323.55 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF A 1.000 ACRE TRACT OF LAND CONVEYED TO JOSEPH VAN HOOSER BY DEED OF RECORD IN DOCUMENT NUMBER 2012-107897 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE WEST LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT, AND IN THE NORTH LINE OF LOT 3, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS;

THENCE NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTH LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 323.67 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A, AND THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 272.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **2.038 ACRES** OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **TERRI SMITH**, DOES HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE **REPLAT OF LOTS 2R-1 & 2R-2, BLOCK A, ROBERSON ADDITION**, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____
TERRI SMITH DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TERRI SMITH**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _______________, 2026.

____

NOTARY PUBLIC IN AND FOR THE STATE OF ______________

____________ COUNTY

MY COMMISSION EXPIRES ON _________________

Closure Report Thu Jan 6 08:25:24 2026

Northing	Easting	Bearing	Distance
7083935.804	2335020.934		
		S 89°11'55" E	323.552
7083931.278	2335344.454		
		S 00°20'05" W	276.690
7083654.593	2335342.837		
		N 88°23'40" W	323.665
7083663.661	2335019.299		
		N 00°20'39" E	272.148
7083935.804	2335020.934		

Closure Error Distance> 0.00000
Total Distance> 1196.055
Polyline Area: 88792 sq ft, 2.038 acres

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.

____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
REGISTERED
KENNETH A. ZOLLINGER
5312
PROFESSIONAL
LAND SURVEYOR
REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ___________ DAY OF _________________, 2026.

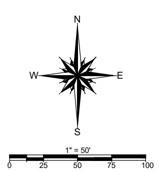
____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____________________.

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNT TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
CAP/FIR = CAPPED IRON ROD FOUND
R.O.W. = RIGHT OF WAY
CM = CONTROLLING MONUMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

= BOUNDARY LINE
= ADJOINER LINE
= EASEMENT LINE
= R.O.W. CENTERLINE
= BUILDING LINE



WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ________ day of ________________, 2026, to recommend approval of this plat by the City Council.

____
Chairman, Planning and Zoning Commission

____
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this __________ day of _______________, 2026, to approve this plat for filing of record.

____
Mayor, City of Justin

____
Attest: City Secretary

APPROVAL BLOCK:

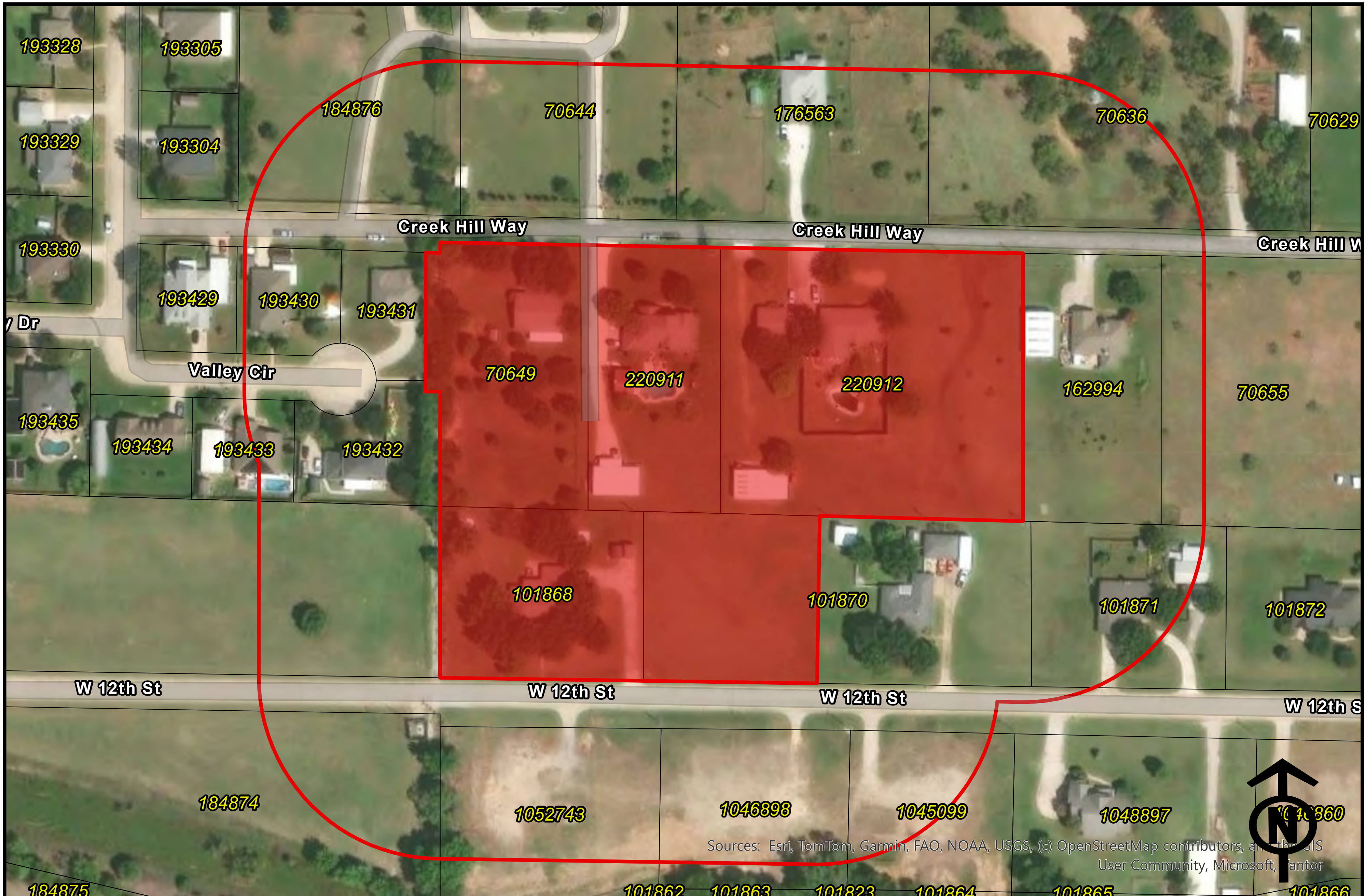
REPLAT
LOTS 2R-1 & 2R-2, BLOCK A
ROBERSON ADDITION
BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 276
PLAT RECORDS,
DENTON COUNTY, TEXAS
1-6-2026

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

4321 I-35 SUITE 575
GAINESVILLE, TX 76240
(940)382-3446
JOB NUMBER: 250399
DRAWN BY: TEP
DATE: 1-6-2026
R.P.L.S.
KENNETH A. ZOLLINGER

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247



Legend

Subject Property

200ft Notice Radius

Parcels

Creek Hill Way
Replat
City of Justin, TX

0 50 100 200
Feet

Prepared by:
Christopher T. Young
GIS Technician
Date: 03/04/2026

RESOLUTION NO. 839-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING A REPLAT WITH A WAIVER TO THE MINIMUM LOT WIDTH REQUIREMENTS FOR LOTS 2R AND 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R AND 2R, BLOCK 5, HARDEMAN RANCH ESTATES, LOCATED GENERALLY AT CREEK HILL WAY AND 12TH STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Applicant submitted a request for approval of a Replat for Lots 2R and 3R, Block A, Roberson Addition, and Lots 1R and 2R, Block 5, Hardeman Ranch Estates, generally located at Creek Hill Way and 12th Street, within the City of Justin, Texas; and

WHEREAS, the proposed Replat reorganizes existing platted lots while maintaining four total lots across approximately 4.752 acres of land; and

WHEREAS, the property is zoned SF-1 Single Family Residential and is subject to the subdivision and zoning regulations of the City of Justin Unified Development Code; and

WHEREAS, the proposed Replat includes a requested waiver to the minimum lot width requirements established for the SF-1 zoning district, specifically related to a proposed lot width of approximately 40 feet where 80 feet is otherwise required; and

WHEREAS, pursuant to Section 52-502 of the City of Justin Unified Development Code, the City Council may approve waivers to the subdivision regulations when substantial justice may be done, the public interest secured, and where strict compliance would result in unnecessary hardship; and

WHEREAS, pursuant to Texas Local Government Code Section 212.015(a-1), replats requiring a variance or exception to subdivision regulations require a public hearing prior to approval; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing and recommended approval of the Replat and associated waiver on April 28, 2026; and

WHEREAS, the City Council finds that approval of the requested waiver and Replat will not be detrimental to the public health, safety, or welfare and that the requested waiver is unique to the property and consistent with the intent of the Unified Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. The recitals set forth above are incorporated herein for all purposes.

SECTION 2. The City Council hereby approves the Replat for Lots 2R and 3R, Block A, Roberson Addition, and Lots 1R and 2R, Block 5, Hardeman Ranch Estates, as depicted in the attached plat documents.

SECTION 3. The City Council hereby approves a waiver to the minimum lot width requirement established under the SF-1 zoning district standards of the Unified Development Code, specifically allowing an approximate lot width of 40 feet as presented within the approved Replat.

SECTION 4. This Resolution shall become effective immediately upon adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 28th day of May 2026.

APPROVED:

____
James Clark, Mayor

ATTEST:

____
Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____
City Attorney

City Council Coversheet
September 17, 2026
415 N. COLLEGE AVE.

Agenda Item: 6. (ACTION ITEMS)

Title: Consider adoption of Ordinance 868-26 regarding the City of Justin's Texas Municipal Retirement System (TMRS) benefits, increasing the employee contribution rate from 7% to 8% effective October 1, 2026; reauthorizing annually accruing Updated Service Credits at 75% effective January 1, 2027; removing the statutory maximum City contribution rate limit; and take appropriate action.

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

Staff recommends approval of the ordinance as presented. The associated costs have been incorporated into the FY 2026–27 Proposed Budget.

Background:

As part of the FY 2026–27 budget process, the City evaluated its Texas Municipal Retirement System (TMRS) benefit and contribution structure. The proposed changes are intended to enhance the City's retirement benefit while maintaining appropriate funding of the City's pension obligations. The proposed ordinance provides for the following:

- Employee Contribution Rate: Increases the employee contribution rate FROM 7% to 8% of gross compensation, effective October 1, 2026.
- Updated Service Credits: Reauthorizes 75% Updated Service Credits (USC), without transfers, on an annually repeating basis, effective January 1, 2027.
- City Contribution Rate: Removes the statutory maximum contribution rate limitation, allowing the City to contribute the actuarially determined amount necessary to fully fund the pension benefits provided under the City's TMRS plan.

TMRS requires the City to readopt its annually repeating Updated Service Credit provision when changing the employee contribution rate because the change creates new costs associated with the USC benefit. Based on the TMRS plan change studies, the City's contribution rate will be 10.37% beginning October 1, 2026, and will increase to 10.68% beginning January 1, 2027 when the Updated Service Credit provisions become effective.

Financial Impact

The financial impact associated with the increased TMRS contribution rates and benefit changes has been included in the FY 2026–27 Proposed Budget. By adopting the ordinance, the City agrees to fully fund the pension benefits included in its TMRS plan.

Effective Dates

The 8% employee contribution rate and removal of the statutory maximum contribution rate limit will become effective October 1, 2026. The 75% annually repeating Updated Service Credit will become effective January 1, 2027.

City Attorney Review: No

Attachments:

1. Ordinance 868-26 TMRS Update

ORDINANCE NO. 868-26

AN ORDINANCE REGARDING THE CITY OF JUSTIN'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS AUTHORIZING (1) AN INCREASE TO THE EMPLOYEE CONTRIBUTION RATE; (2) ANNUALLY ACCRUING UPDATED SERVICE CREDITS; AND (3) REMOVAL OF THE STATUTORY MAXIMUM CONTRIBUTION RATE LIMIT.

WHEREAS, the City of Justin, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

WHEREAS, each person who is or becomes an employee of the City on or after the effective date of the City's participation in the System in a position that normally requires services of 1,000 hours or more per year ("Employee") shall be a member of the System ("Member") as a condition of their employment; and

WHEREAS, House Bill 3161, 89th Texas Legislature, R.S., 2025, amended TMRS Act §855.401(a) to read that each municipality participating in the System shall designate the rate of Member contributions for Employees and shall elect a rate of five, six, seven, or – effective September 1, 2025 – eight percent of the Employees' compensation; and

WHEREAS, the City Council finds that it is in the public interest to: (1) increase the Employee contribution rate contributed to TMRS, (2) in accordance with TMRS Act §853.404 and §854.203(h), reauthorize annually accruing Updated Service Credits, and (3) authorize actuarially determined city contribution rate payments and remove the statutory maximum contribution rate ("StatMax") limit; now:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. Increased Employee Contribution Rate.

(a) The rate of Employee contributions to be made by the City to the System shall be **8%** of the compensation of Employees who are Members, in accordance with TMRS Act §855.401. The City shall submit a monthly payroll report and deposit the amounts deducted from Employees' compensation to the System in accordance with TMRS Act §855.402.

(b) The increased Employee contribution rate under this Section shall be effective on the first day of the month of October, 2026.

SECTION 2. Reauthorization of Annually Accruing Updated Service Credits.

(a) As authorized by TMRS Act §854.203(h) and §853.404, and on the terms and conditions set out in TMRS Act §§853.401 through 853.404, the City authorizes each Member of the System who on the first day of January of the calendar year immediately preceding the

January 1 on which the Updated Service Credits will take effect (i) has current service credit or prior service credit in the System by reason of service to the City, (ii) has at least 36 months of credited service with the System, and (iii) is a TMRS-contributing Employee of the City, to receive "Updated Service Credit," as that term is defined and calculated in accordance with TMRS Act §853.402.

(b) The Updated Service Credit authorized and provided under this Ordinance shall be **75%** of the "base Updated Service Credit" of the TMRS Member calculated as provided in TMRS Act §853.402.

(c) If the City previously adopted an ordinance authorizing Updated Service Credit for unforfeited prior service credit and/or current service credit with another System participating municipality (also known as "Transfer USC"), the calculations and adjustments set forth in TMRS Act §853.601 apply to any such prior Transfer USC.

(d) Each Updated Service Credit authorized and provided by this Ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(e) The initial Updated Service Credit authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the Board of Trustees ("Board") of the System. Pursuant to TMRS Act §853.404, the authorization and grant of Updated Service Credits in this Section shall be effective on January 1 of each subsequent year, using the same percentage of the "base Updated Service Credit" stated in Subsection (b) in computing Updated Service Credits for each future year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

SECTION 3. Removal of Maximum Contribution Rate Limit.

(a) Pursuant to TMRS Act §855.407, the City elects to make normal service and prior service contributions to the City's BAF at the combined rate of the total compensation paid to its Employees who are System Members as the System's actuary annually determines is necessary to fund all obligations chargeable to the City's BAF, within the amortization period determined as applicable to the City under the TMRS Act and regardless of other TMRS Act provisions limiting the combined rate of City contributions.

(b) The removal of the maximum contribution rate limit under this Section shall be effective on the first day of the month of October 2026.

PASSED ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ON THE 17TH DAY OF SEPTEMBER 2026.

PASSED ON THE SECOND READING BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS ON THE 10TH DAY OF OCTOBER 2026.

APPROVED:

____

JAMES CLARK,
MAYOR

ATTEST:

____

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

____

City Attorney